



# **Cleveland Board of Zoning Appeals**

**Monday November 7, 2022**

**\*\*PLEASE MUTE YOUR MICROPHONE\*\***

Kelley Britt, Board Chair

Elizabeth Kukla, Secretary

# Cleveland Board of Zoning Appeals

November 7, 2022

## Preamble

IN COMPLIANCE WITH NOTIFICATION REQUIREMENTS OF THE CITY'S OPEN MEETING LAW, AND SECTION 101.021 OF THE CODIFIED ORDINANCES OF CLEVELAND, OHIO, 1976, NOTICE OF THIS MEETING HAS BEEN PUBLICLY POSTED.

ALL BOARDS AND COMMISSIONS UNDER THE PURVIEW OF THE CITY PLANNING DEPARTMENT CONDUCTS ITS MEETINGS ACCORDING TO ROBERT'S RULES OF ORDER. ACTIONS DURING THE MEETING WILL BE TAKEN BY VOICE VOTE. ABSTENTIONS FROM ANY VOTE DUE TO A CONFLICT OF INTEREST SHOULD BE STATED FOR THE RECORD PRIOR TO THE TAKING OF ANY VOTE.

IN ORDER TO ENSURE THAT EVERYONE PARTICIPATING IN THE MEETING HAVE THE OPPORTUNITY TO BE HEARD, WE ASK THAT YOU USE THE RAISE HAND FEATURE BEFORE ASKING A QUESTION OR MAKING A COMMENT. THE RAISE HAND FEATURE CAN BE FOUND IN THE PARTICIPANTS PANEL ON THE DESKTOP AND MOBILE VERSION AND ACTIVATED BY CLICKING THE HAND ICON. PLEASE WAIT FOR THE CHAIR OR FACILITATOR TO RECOGNIZE YOU AND BE SURE TO SELECT UNMUTE AND ANNOUNCE YOURSELF BEFORE YOU SPEAK.

WHEN FINISHED SPEAKING, PLEASE LOWER YOUR HAND BY CLICKING ON THE RAISE HAND ICON AGAIN AND MUTE YOUR MICROPHONE.

WE WILL ALSO BE UTILIZING THE CHAT FEATURE TO COMMUNICATE WITH PARTICIPANTS. THE CHAT FEATURE CAN BE ACTIVATED BY CLICKING THE CHAT BUTTON LOCATED ON THE BOTTOM OF THE WEBEX SCREEN.

CALL-IN USERS CAN UNMUTE BY USING \*6

Participants (3)

Search

Raise Hand

Mute/Unmute

City Planning Me

John Smith Host

Mike Public

Mute

Stop video

Share

Record

Participants

Chat

Participants Panel

Chat Panel



# Cleveland Board of Zoning Appeals

November 7, 2022

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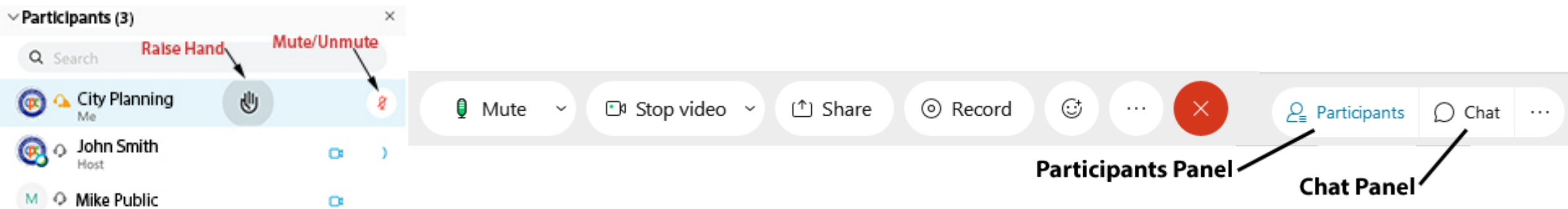
## Preamble

**ALL MEETING ACTIVITY IS BEING RECORDED VIA THE WEBEX PLATFORM.  
THESE PROCEEDINGS ARE ALSO BEING LIVE STREAMED VIA YOUTUBE FOR PUBLIC  
VIEW.**

**WE HAVE PROVIDED A LINK TO THE MEETING FOR THOSE WHO WISH TO SPEAK ON A  
PARTICULAR CASE VIA OUR WEBSITE AND EMAIL.**

**ALL REQUESTS TO SPEAK ON A PARTICULAR MATTER HAVE BEEN CONSIDERED.**

**WE HAVE ALSO RECEIVED EMAILS FROM THOSE WHO HAVE PROVIDED WRITTEN  
COMMENT ON A PARTICULAR MATTER.**



# Cleveland Board of Zoning Appeals

## Call to Order & Roll Call

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# Cleveland Board of Zoning Appeals

## Postponements/Withdrawals

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**NONE TODAY**



# Cleveland Board of Zoning Appeals

## Public Hearing

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# Public Hearing

**Calendar No. 22-185:**

**1319 East 66 Street.**

**Ward 7**



Terry Gardner, proposes to establish use as residential facility for ten occupants in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that a residential facility means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(b) which states a residential facility, as defined in Chapter 325 of this zoning code, for six (6) to sixteen (16) persons is not permitted in a Two Family Residential District, first permitted a conditional use in a Multi-Family Residential District per 337.08(g).



# Public Hearing

Calendar No. 22-185:

1319 East 66 Street.

Ward 7



## SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance from the regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

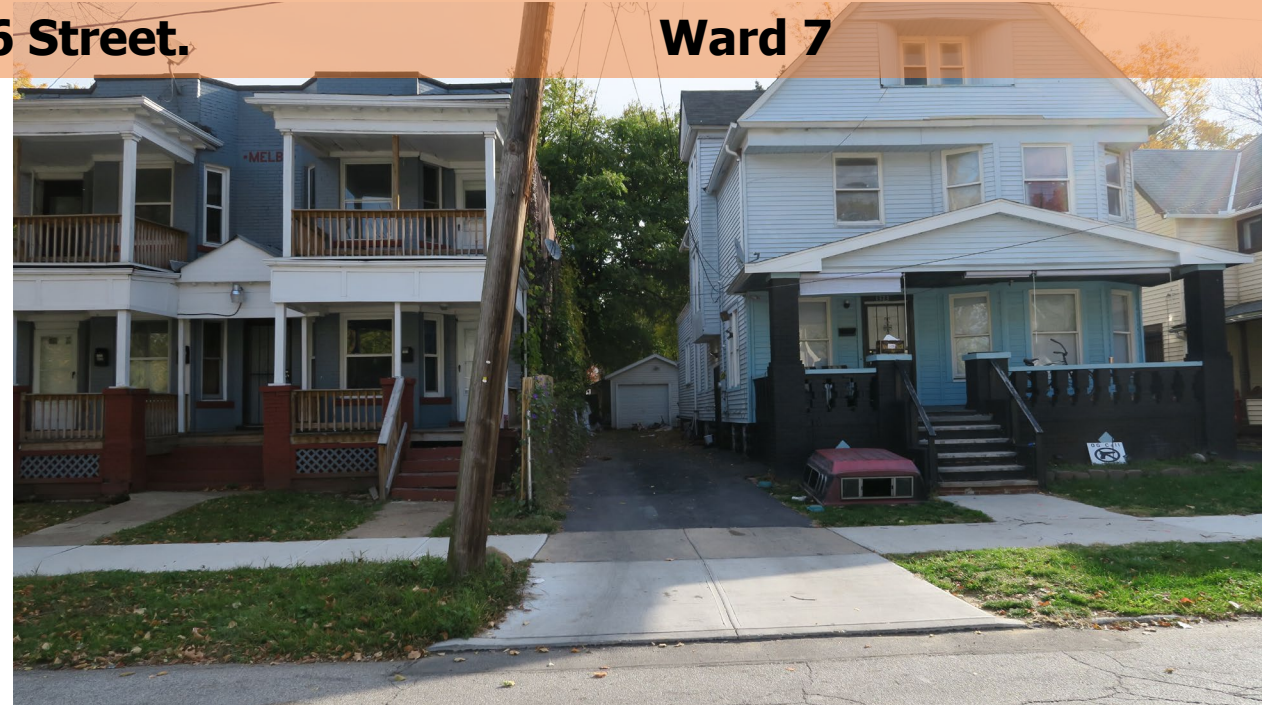
1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.



**Calendar No. 22-185:**

**1319 East 66 Street.**

**Ward 7**



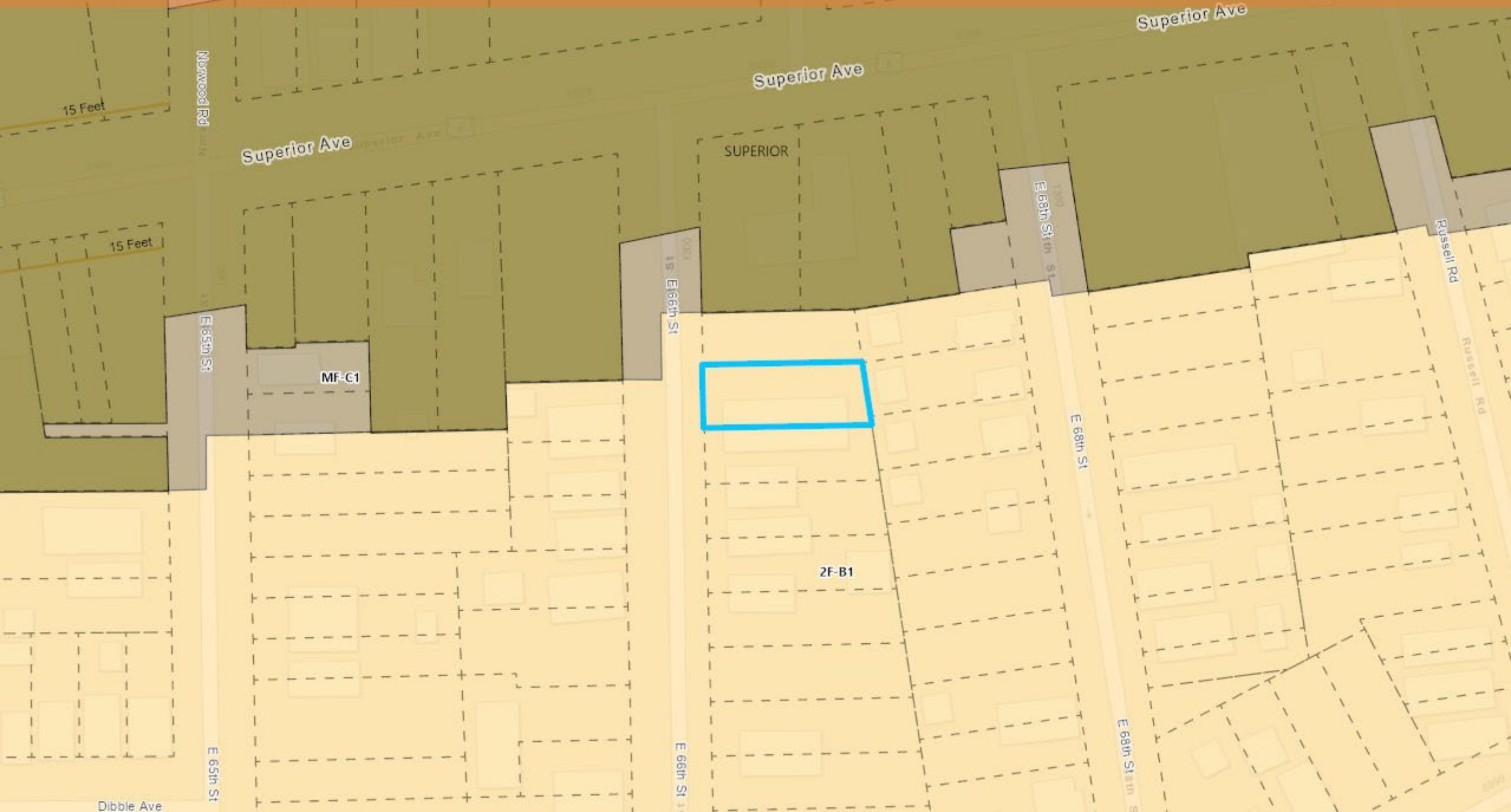


East Avenue (US 6)

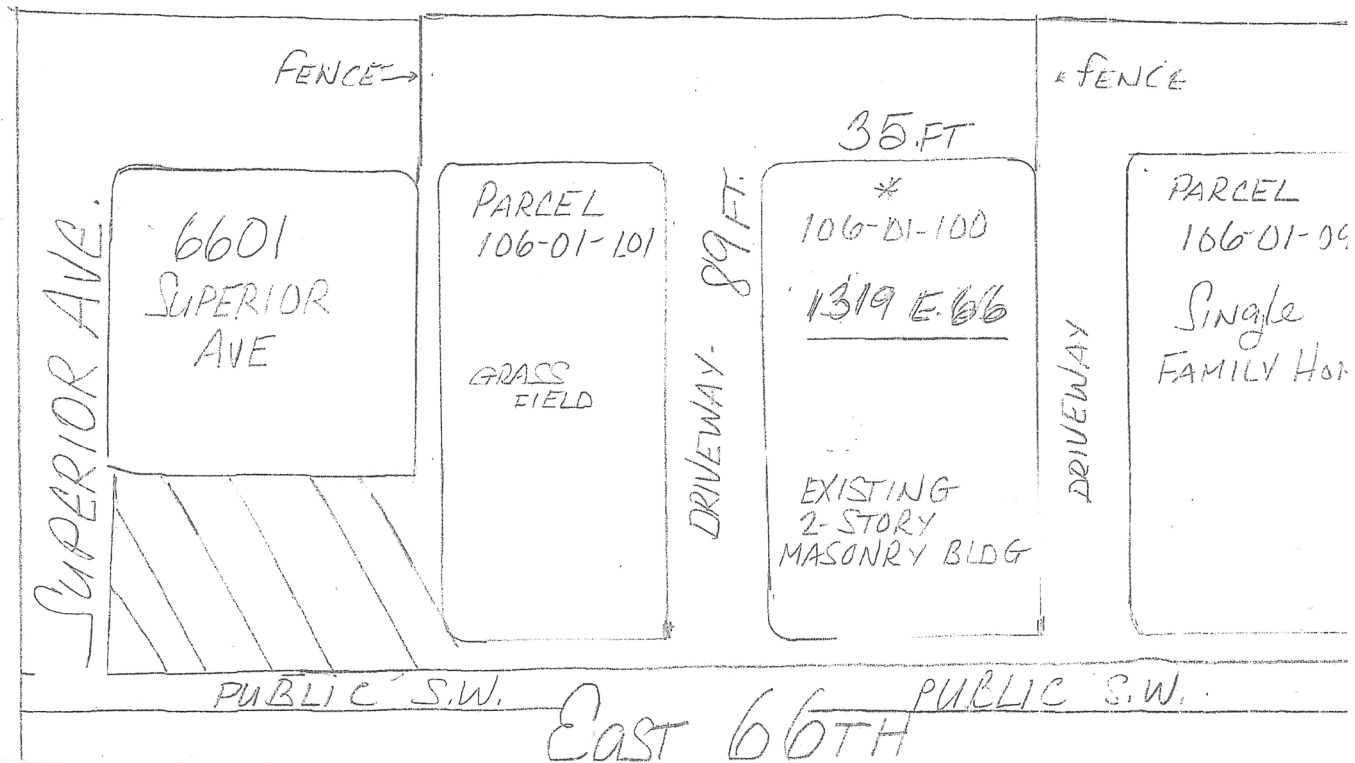


East 66th Street

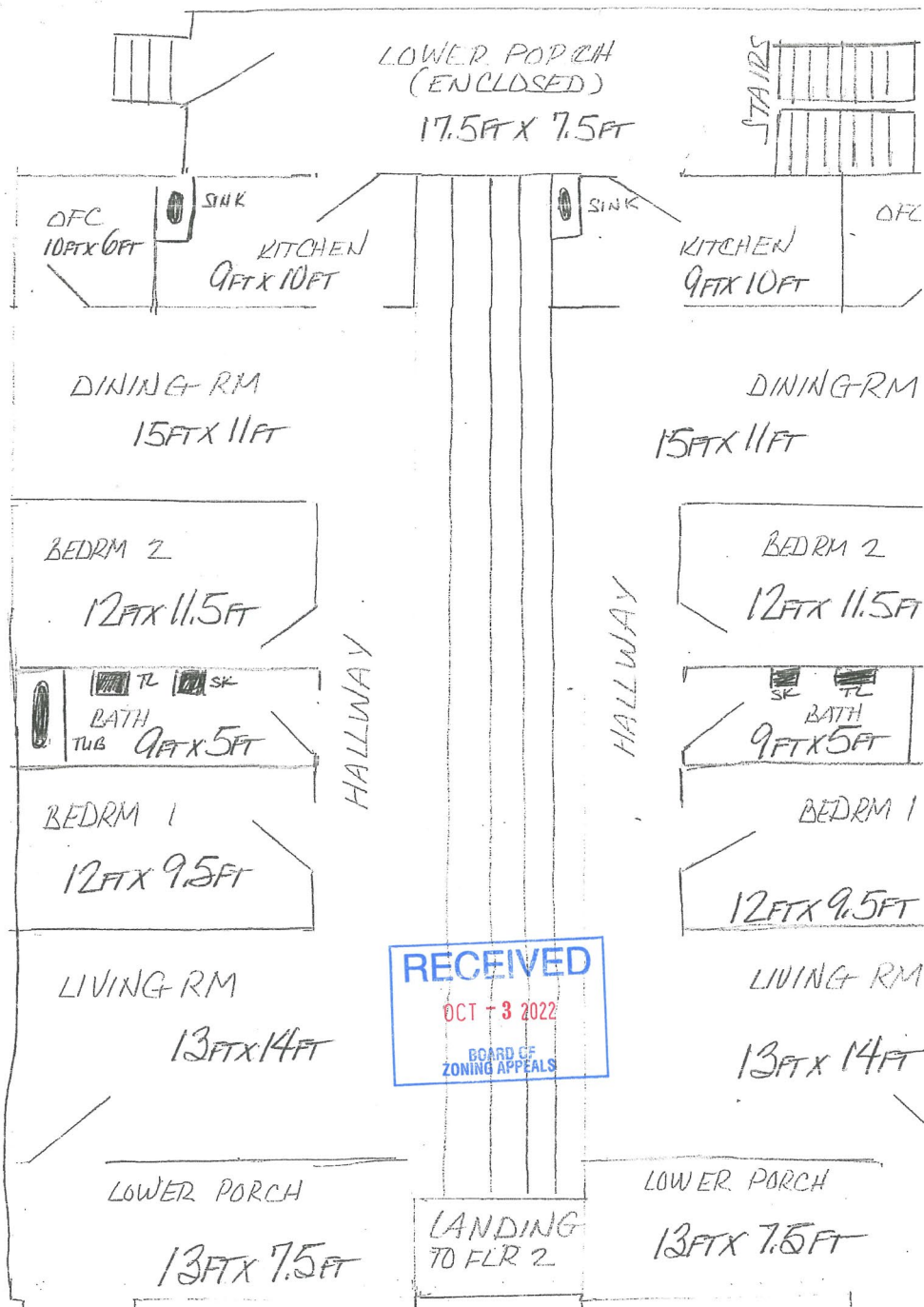






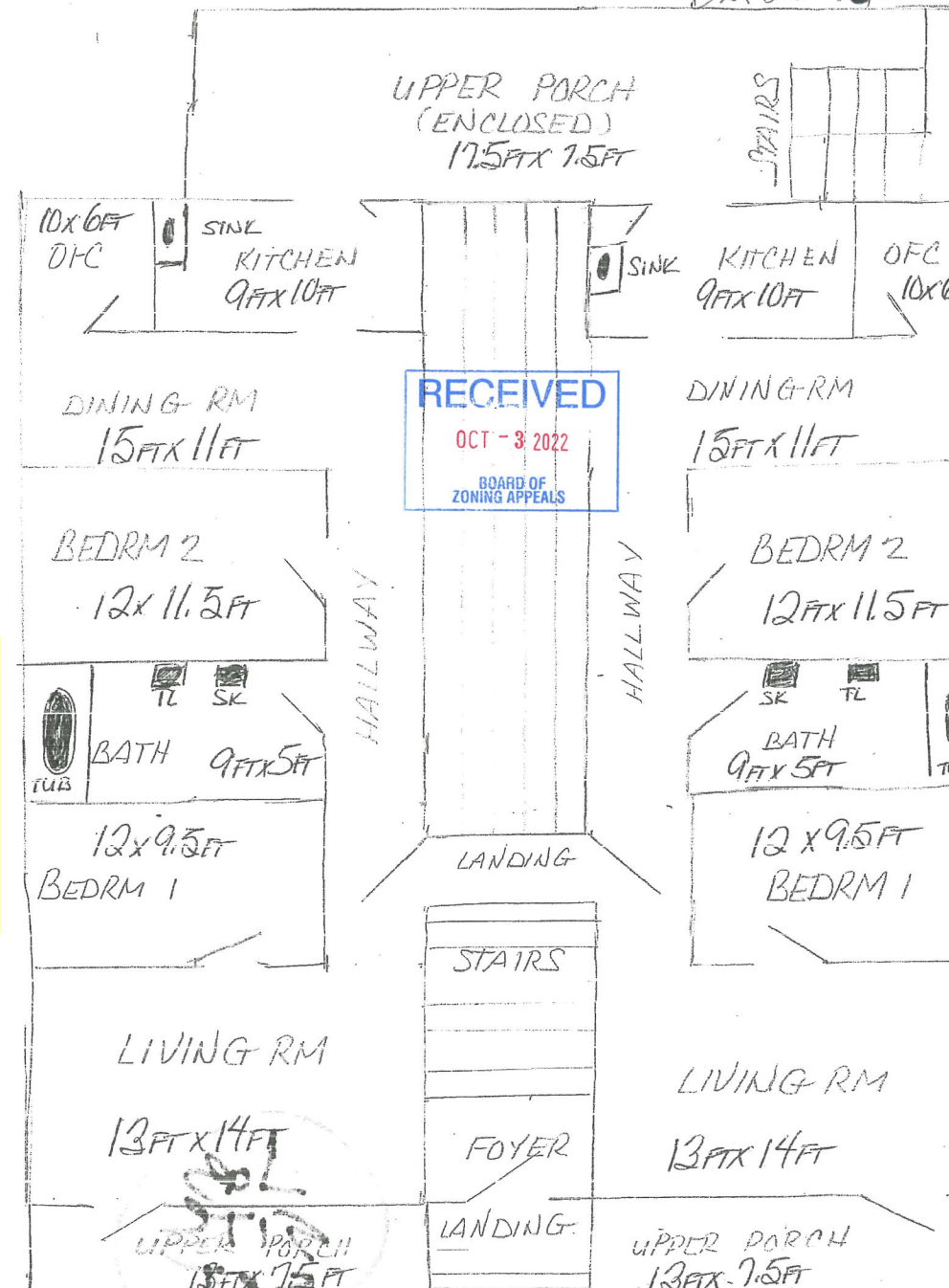


FLOOR 1  
1319 E. 66TH



BZA 22-185

FLOOR 2  
1319 E. 66TH





# Public Hearing



## Calendar No. 22-187

## 10502 Superior Avenue.

## Ward 9

Famicos Foundation, owner, proposes to erect a four story, mixed use (residential and medical clinic on first floor), 71 unit multi-family apartment building in a G2 Local Retail Business District and an Urban Form Overlay District. The owner appeals from

1. Section 348.04(d)(1) which states that setbacks are limited to maximum 8 feet on principal street of East 105<sup>th</sup> St. and Superior Avenue where 12 feet and 18 feet setbacks respectively are proposed. Setback limited to maximum 6 feet on Churchill Avenue 10' setback is propped.
2. Section 348.04(2)(B) which states that 100% of frontage buildout is required along secondary street (Churchill) where approximately 25% frontage buildout is proposed.
3. Section 348.04(3)(A) which states that for non-residential use a minimum of 75% of the frontage buildout between 3 feet and 8 feet above grade shall be transparent windows and doors: 72% glazing along the Superior elevation and 60% glazing along the East 105<sup>th</sup> elevation is proposed. For residential use, 45% minimum of the frontage buildout between 3 feet and 8 feet above grade shall be transparent windows and door where 40% glazing is proposed along the Churchill elevation.



# Public Hearing

Calendar No. 22-187

10502 Superior Avenue.

Ward 9



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IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

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# Public Hearing

Calendar No. 22-187

10502 Superior Avenue.

Ward 9



## HISTORY OF THE PROPERTY





## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the maximum setback, frontage buildout, and transparent windows and doors regulations of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code

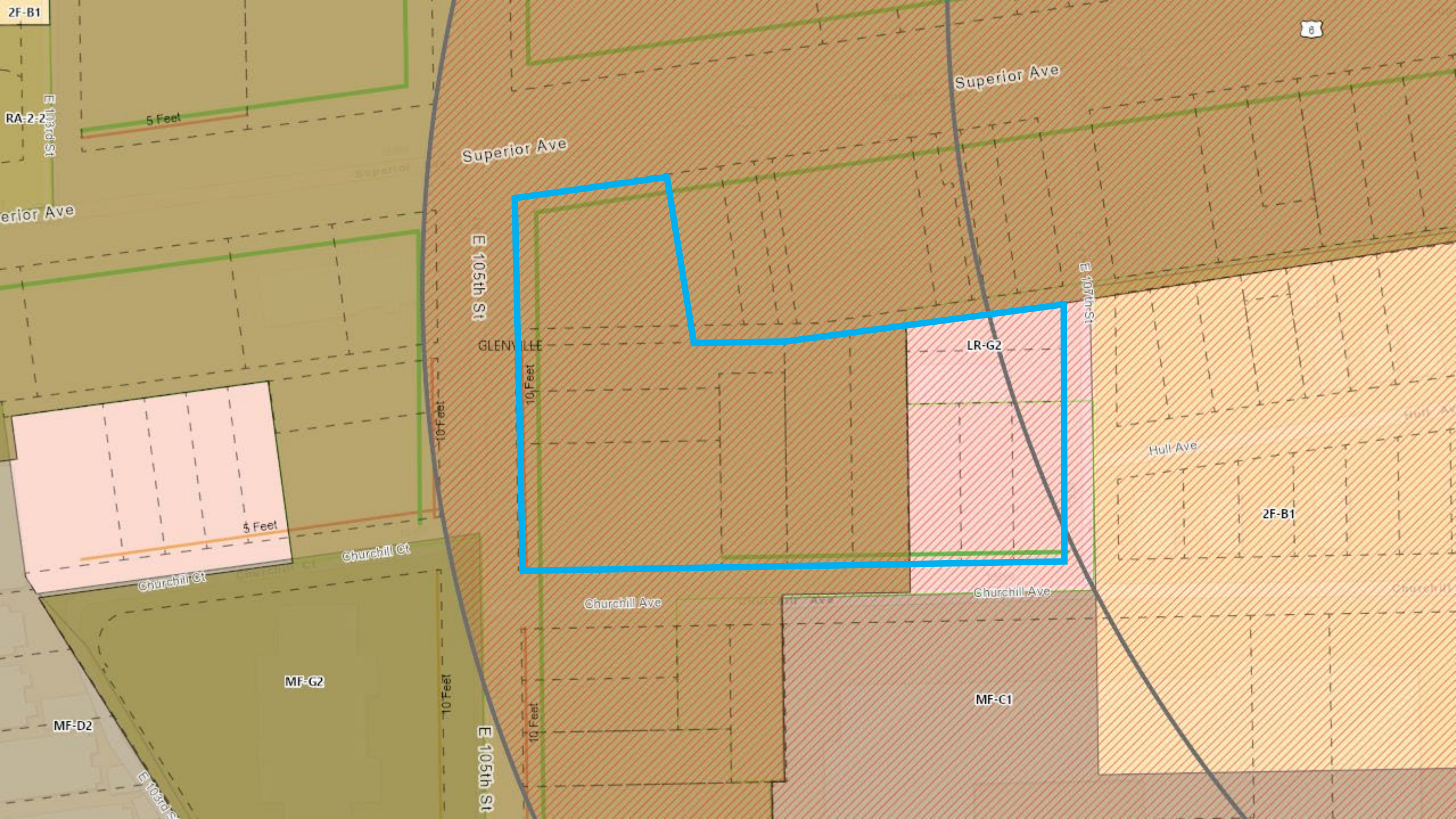












2F-B1

RA-2-2

E 103rd St

5 Feet

erior Ave

Superior Ave

E 105th St

GLENVILLE

10 Feet

Superior Ave

8

LR-G2

E 107th St

Hull Ave

2F-B1

5 Feet

Churchill Ct

Churchill Ct

Churchill Ave

Churchill Ave

MF-G2

MF-D2

MF-C1

E 105th St

10 Feet

10 Feet

10 Feet



# GOLD COAST LOFTS

ADDRESS: 15102 Superior Avenue – 1329 E 105<sup>th</sup> Street  
Glenville, Cleveland, Ohio 44106

Gold Coast Lofts is a mixed-use project at the intersection of East 105<sup>th</sup> Street and Superior Avenue. The building will have first floor retail and office uses as well as a residential lobby and adjacent terrace. The project is intended to provide existing residents with neighborhood services and create additional living options for those looking to move to the Circle North area of Glenville. A primary goal of the project from the start has been to use best practices in planning and urban design to set a precedent for a human scaled, pedestrian oriented street face and architecture that promotes connectivity to the street and places for community to be developed.



# GOLD COAST LOFTS

ADDRESS: 15102 Superior Avenue – 1329 E 105<sup>th</sup> Street  
Glenville, Cleveland, Ohio 44106

The variances that we are requesting address the following conditions:

1. A deeper setback than is required by the Urban Form Overlay.
2. A lower percentage of glazing than is required by the Urban Form Overlay.
3. No building frontage along Churchill Avenue in the first phase of the plan as is required in the Urban Form Overlay.



# NEIGHBORHOOD VISION

- The building is part of a bigger plan and strategy to rebuild East 105<sup>th</sup> Street and the Circle North neighborhood of Glenville in general.
- The illustrative neighborhood plan to the right expresses the plan's intent.
- This intersection is seen as the core of the neighborhood and will act as a “neighborhood downtown”.
- A major goal of the plan is to redevelop a **pedestrian friendly environment as part of a transit-oriented development (TOD).**



## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | NEIGHBORHOOD VISION

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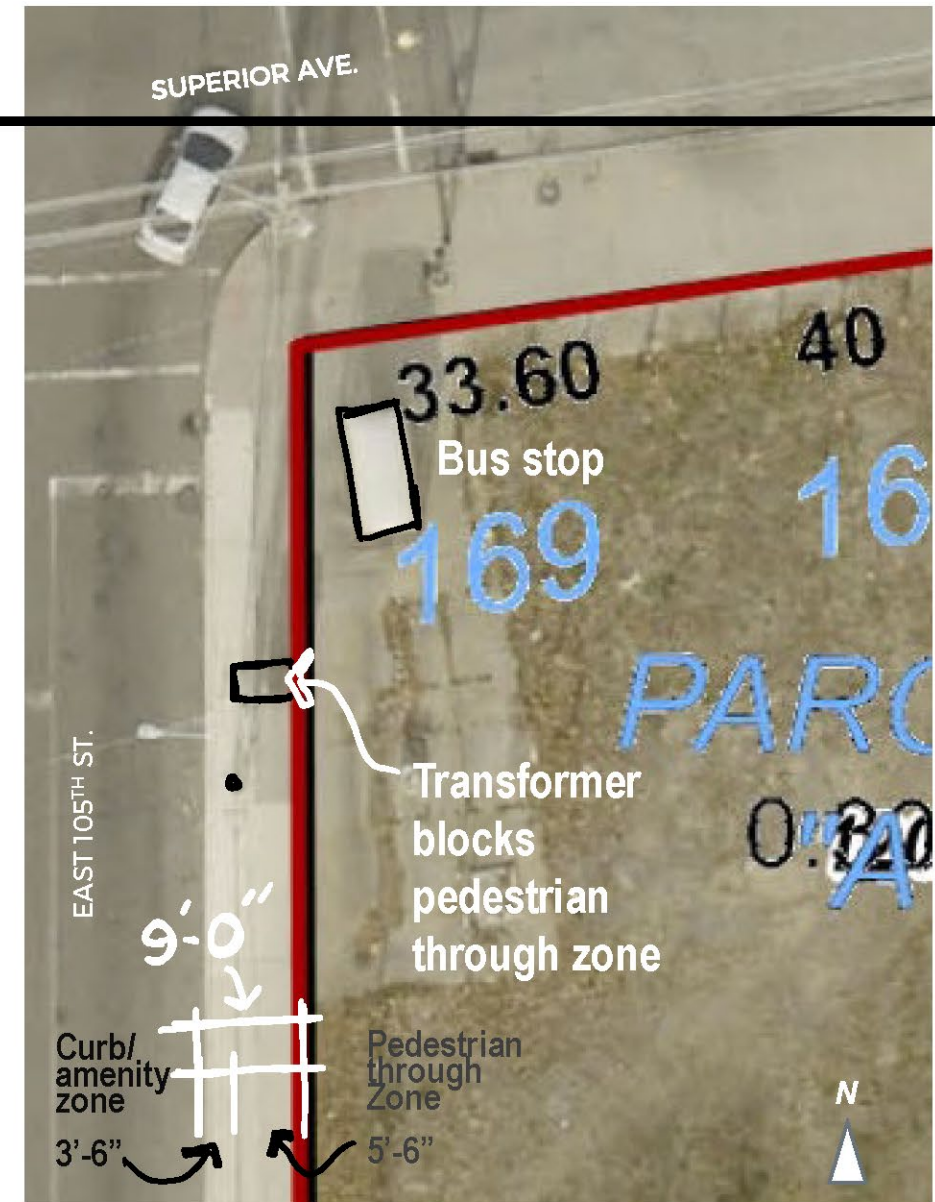
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**RDL**  
ARCHITECTS



# EXISTING CONDITIONS

The existing sidewalks are measured from the property line to the curb and sit within the public right-of-way. They measure ~9'-0" on East 105<sup>th</sup> Street and ~15' on Superior Avenue. These dimensions include the entire width of the sidewalks. The existing design of the sidewalks lacks definition of the four sidewalk zones that typically are employed to make a highly functional and pedestrian oriented sidewalk.



## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EX. SIDEWALK CONDITIONS

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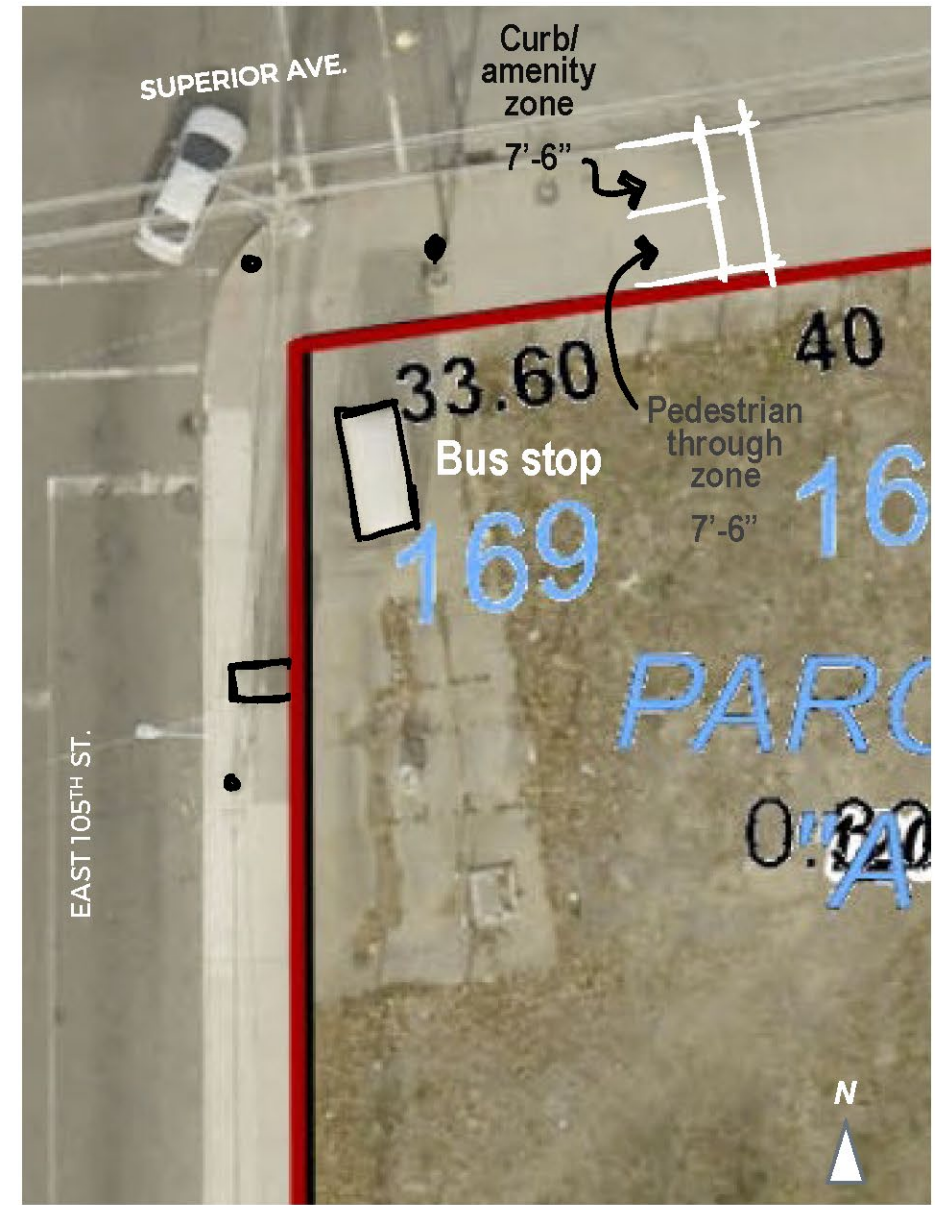
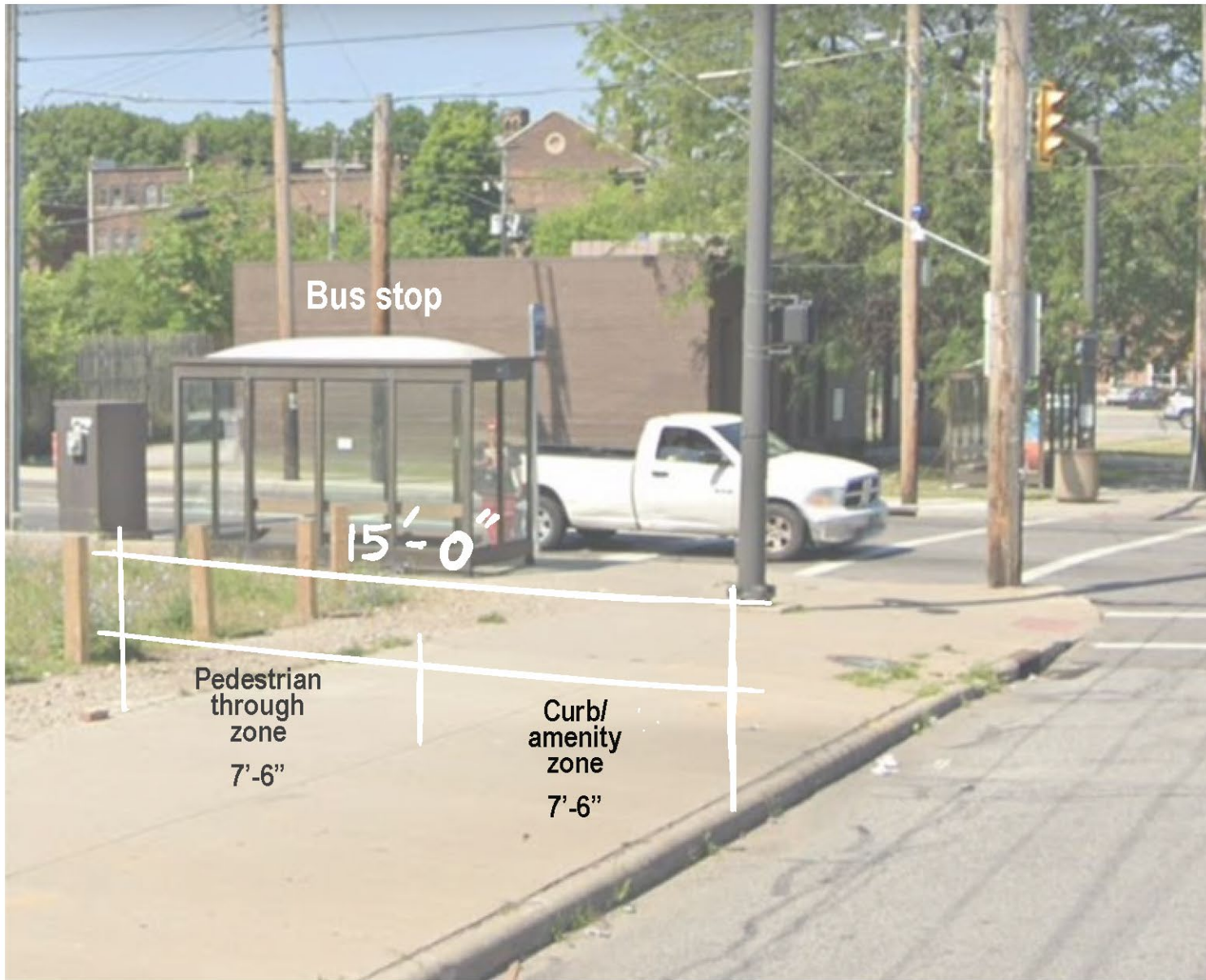
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## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | EX. SIDEWALK CONDITIONS

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# SIDEWALK ZONES

Sidewalks have four zones according to the National Association of Transportation Officials (NACTO) all of which serve specific functions. (typical dimensions based on street type shown in parentheses).

-  i. Frontage Zone(2'-12')
-  ii. Pedestrian Through Zone (4'-12')
-  iii. Curb zone (6"-24"), Amenity/Street Furniture zone (2'-6'),
-  iv. Enhancement / Buffer Zone (2'-10')

In order for these sidewalks to be designed for and function as **“neighborhood downtown”** sidewalks the curb portion should be a minimum of 18”, the amenity / street furniture portion should be a minimum of 3’, the pedestrian through zone a minimum of 8’ and the frontage zone, at a minimum of 8’-10’ have varied frontage types that facilitate a proper relationship between the specific uses behind the building wall and the public realm outside. Pedestrian bump-outs, bike lanes and other amenities can be added as part of a comprehensive street design but are not part of the scope of this design.

GENERAL SIDEWALK ZONE DIAGRAM



Figure 24

## THE FRONTAGE ZONE

The frontage zone describes the section of the sidewalk that functions as an extension of the building, whether through entryways and doors or sidewalk cafes and sandwich boards. The frontage zone consists of both the structure and the facade of the building fronting the street, as well as the space immediately adjacent to the building.

## PEDESTRIAN THROUGH ZONE

The pedestrian through zone is the primary, accessible pathway that runs parallel to the street. The through zone ensures that pedestrians have a safe and adequate place to walk and should be a minimum of 6 feet wide in residential settings and 8-12 feet wide in downtown or commercial areas.

## STREET FURNITURE / CURB ZONE

The street furniture zone is defined as the section of the sidewalk between the curb and the through zone in which street furniture and amenities, such as lighting, benches, newspaper kiosks, utility poles, trees in grates or tree lawns, and bicycle parking are provided. The curb should include 12-18 inches of solid surface for exit from parallel parked cars.

## ENHANCEMENT / BUFFER ZONE

The enhancement / buffer zone is the space immediately next to the sidewalk that may consist of a variety of different elements. These include curb extensions, parklets, storm water management features, parking, bike racks, bike share stations, and curbside bike lanes or cycle tracks.

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | SIDEWALK ZONES

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**SUPERIOR AVENUE**

**PARCEL A**  
13,172 S.F.  
0.3024 AC.

**EAST 105th STREET**

**CHURCHILL AVENUE**

Plantings and Landscaping details include:

- 'FOREST PANSY' REDBUD - 1
- 'OBSESSION' NANDINA - 27
- 'CHEROKEE CHIEF' REDBUD - 2
- 'LITTLE BUNNY' GRASS - 146
- 'SLENDER SILHOUETTE' SWEETGUM - 4 (ALIGN BETWEEN WINDOWS)
- 'OBSESSION' NANDINA - 9
- SPREADING PLUM YEW - 6
- 'OBSESSION' NANDINA - 4
- 'CHEROKEE CHIEF' REDBUD - 3
- 'LITTLE BUNNY' GRASS - 3
- 'LITTLE BUNNY' GRASS - 14
- 'OBSESSION' NANDINA - 3
- 'SLENDER SILHOUETTE' SWEETGUM - 2
- 'FRANS FONTAINE' HORNBEAM - 1
- 'FRANS FONTAINE' HORNBEAM - 1
- 'SKY PENCIL' HOLLY - 4
- 'OBSESSION' NANDINA - 7
- 'FOREST PANSY' REDBUD - 1
- 'LITTLE BUNNY' GRASS - 25
- 'FRANS FONTAINE' HORNBEAM - 1
- 'SKY PENCIL' HOLLY - 4
- 'FRANS FONTAINE' HORNBEAM - 1
- 'LITTLE HENRY' SWEETSPIRE - 8
- 'LITTLE BUNNY' GRASS - 32
- 'DONALD WYMAN' GRABAPPLE - 2
- 'LITTLE BUNNY' GRASS - 20
- 'FOREST PANSY' REDBUD - 2

All drawings, specifications, ideas, design and schematics represented the above are and shall remain the property of the architect. No part of such work created, decided or shown in conjunction with any job is granted other than the specific project for which they have been prepared and developed without the written consent of the architect. When contacted with these drawings as specifications shall constitute conclusive evidence of acceptance of these indications. When dimensions on these drawings shall have precedence over scaled dimensions. Confidors shall verify and be responsible for all dimensions and conditions on the above and this office may be held liable of any violations from the dimensions and conditions shown on these drawings.



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ENTRY CANOPY FRONTAGE   FORECOURT FRONTAGE   COMMUNITY TERRACE FRONTAGE   RESIDENTIAL STOOP AND COURTYARD FRONTAGE



# FRONTAGE



ENTRY CANOPY  
FRONTAGE



FORECOURT  
FRONTAGE



COMMUNITY  
TERRACE FRONTAGE



RESIDENTIAL STOOP AND  
COURTYARD FRONTAGE

## RELATIONSHIPS

**5 COMPONENTS OF A PROPER STREET FRONT = INTERIOR USE & TREATMENT + FIRST FLOOR ELEVATION + FRONTAGE TYPE + SIDEWALK W/ ZONES + GLAZING**

In setting the building back from the street we have created the space to allow for four frontage types that correspond to interior uses to create **a connectivity between the interior and exterior spaces** that is comfortable for users and also highly functional in keeping eyes on the street and generating activity and creating liveliness along the street edge. The commercial spaces are at grade and the residential spaces are elevated ~2 feet above grade which also assists in creating more comfortable and functional conditions in both instances. The four combinations are as follows:



Commercial Office Space Entry Lobby and Meeting Space + Entry Canopy & Landscape



Commercial Office Exam Rooms + Forecourt Garden with Sidewalk Seating



Residential Amenity Room + Terrace



Residential Brownstone Units + Stoop and Courtyard

**GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS**

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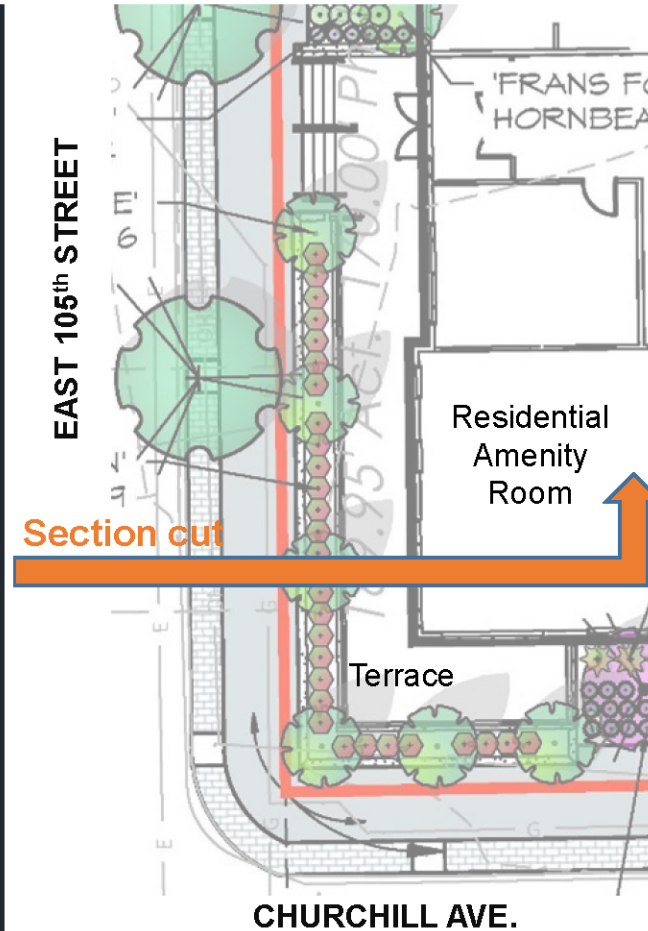
# FRONTAGE

Residential Amenity Room + Terrace

## RELATIONSHIPS



SECTION



PLAN



SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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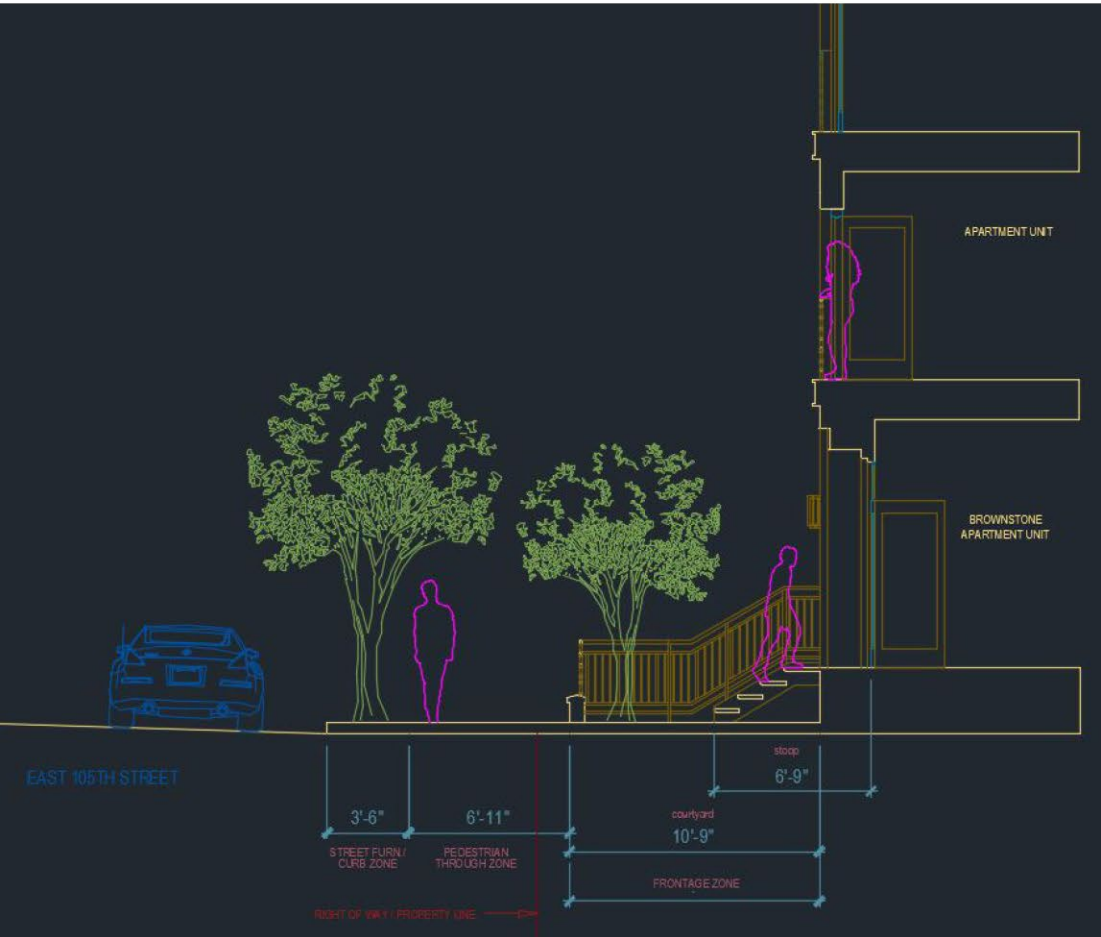
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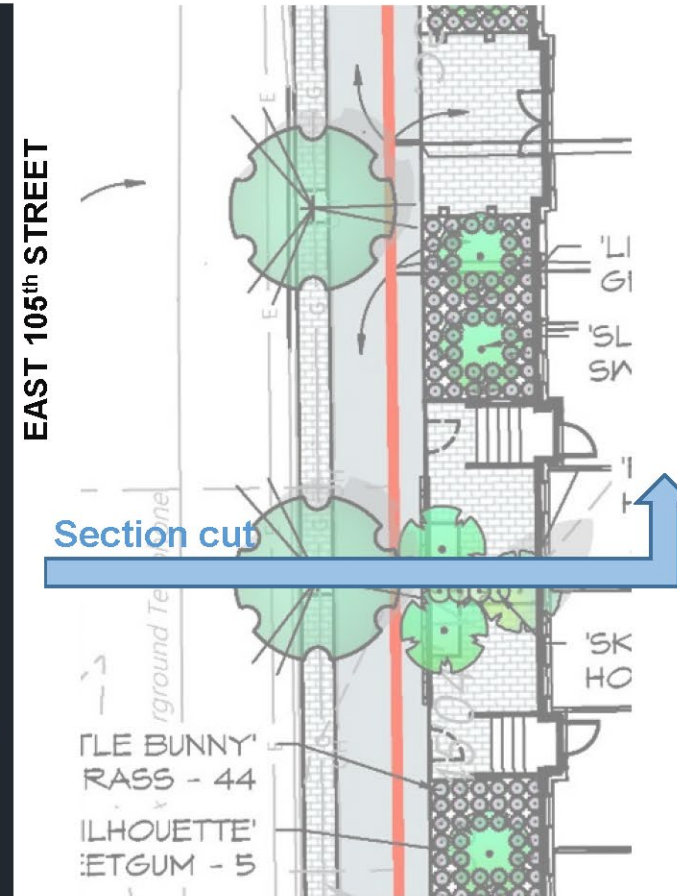
# FRONTAGE

Residential Brownstone Units + Stoop and Courtyard

## RELATIONSHIPS



### SECTION



### PLAN

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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# FRONTAGE

Residential Brownstone Units + Stoop and Courtyard

## RELATIONSHIPS



SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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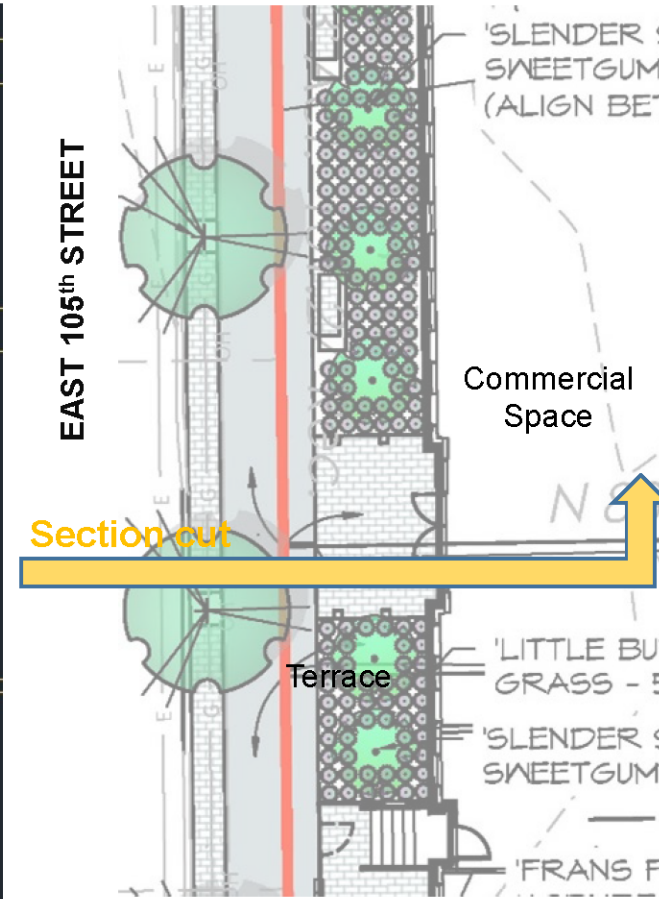
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# FRONTAGE

Commercial Office Space Entry Lobby and Meeting Space +  
Entry Canopy & Landscape

## RELATIONSHIPS



### SECTION

### PLAN

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

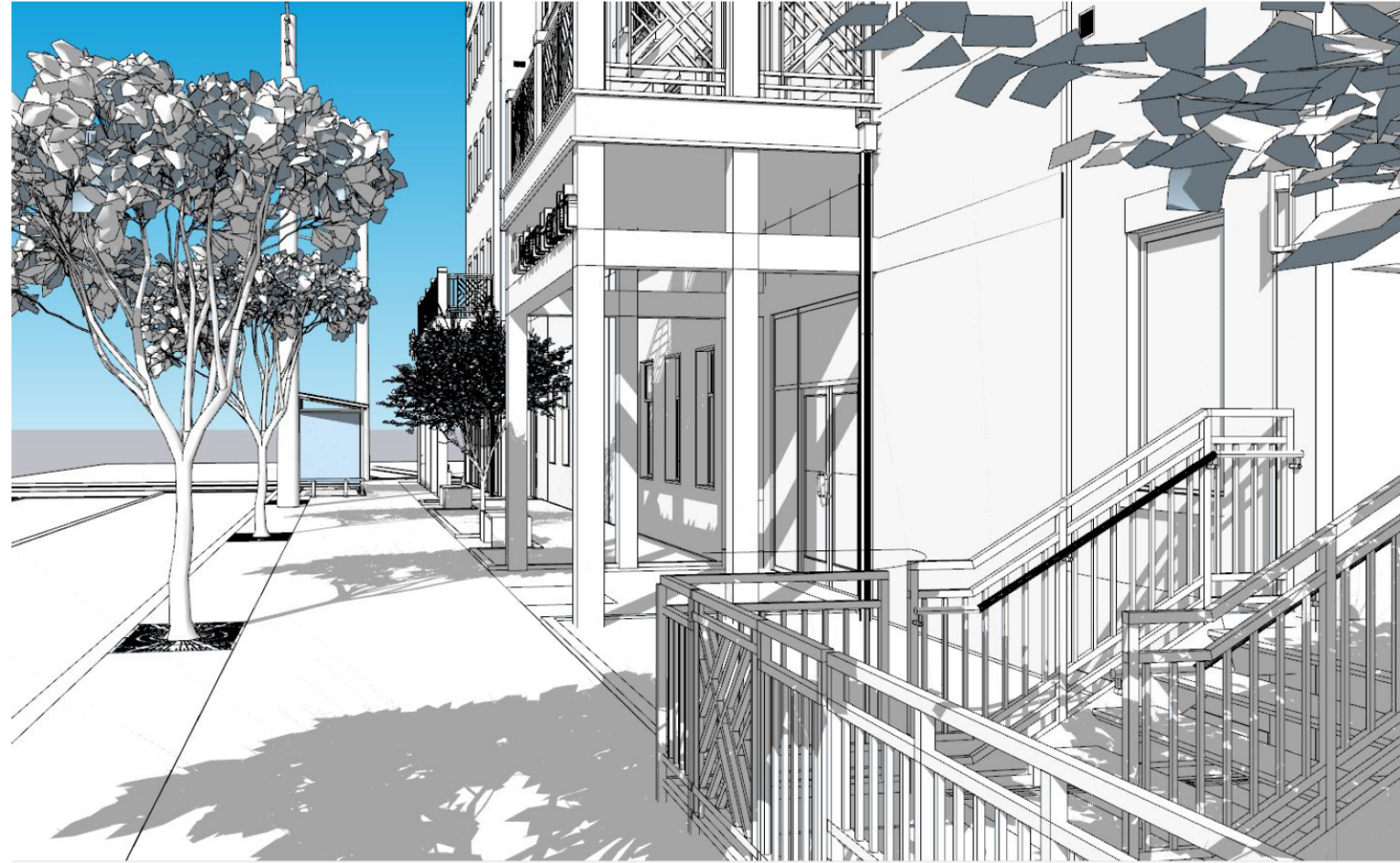
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# FRONTAGE

## RELATIONSHIPS

Commercial Office Space Entry Lobby and Meeting Space +  
Entry Canopy & Landscape



SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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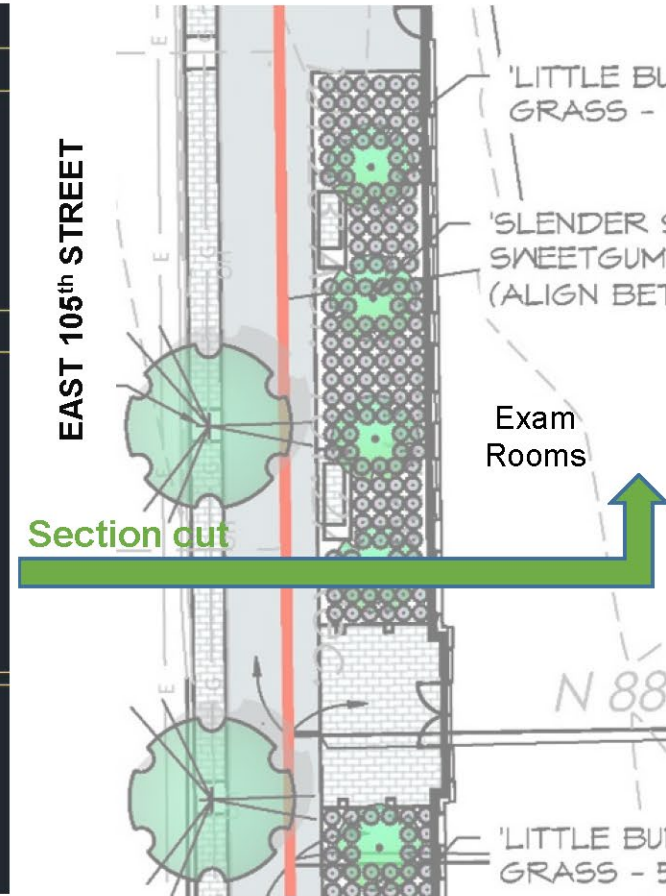
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ARCHITECTS

# FRONTAGE

Commercial Office Exam Rooms +  
Forecourt Garden with Sidewalk Seating

## RELATIONSHIPS



### SECTION

### PLAN

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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# FRONTAGE

## RELATIONSHIPS

Commercial Office Exam Rooms +  
Forecourt Garden with Sidewalk Seating



SIDEWALK VIEW

GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | FRONTAGE RELATIONSHIPS

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Commercial: 75%											
FRONT				LEFT 1				LEFT 2			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	841	Area:	1406	Area:	241	Area:	371	Area:	241	Area:	289
Glazing:	410	Glazing:	710	Glazing:	160	Glazing:	284	Glazing:	88	Glazing:	98
Percentage:	49%	Percentage:	50%	Percentage:	66%	Percentage:	77%	Percentage:	37%	Percentage:	34%
Residential: 44%											
FRONT				RIGHT				LEFT COMBINED			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	478	Area:	591	Area:	244	Area:	261	Area:	482	Area:	660
Glazing:	174	Glazing:	221	Glazing:	74	Glazing:	86	Glazing:	248	Glazing:	382
Percentage:	36%	Percentage:	37%	Percentage:	30%	Percentage:	33%	Percentage:	51%	Percentage:	58%
				RIGHT							
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	142	Area:	211	Area:	142	Area:	211	Area:	142	Area:	211
Glazing:	68	Glazing:	113	Glazing:	68	Glazing:	113	Glazing:	68	Glazing:	113
Percentage:	48%	Percentage:	54%	Percentage:	48%	Percentage:	54%	Percentage:	48%	Percentage:	54%



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | GLAZING

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.



Commercial: 75%											
FRONT				LEFT 1				LEFT 2			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	841	Area:	1406	Area:	241	Area:	371	Area:	241	Area:	289
Glazing:	410	Glazing:	710	Glazing:	160	Glazing:	284	Glazing:	88	Glazing:	98
Percentage:	49%	Percentage:	50%	Percentage:	66%	Percentage:	77%	Percentage:	37%	Percentage:	34%
Residential: 44%											
FRONT				RIGHT							
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor					
Area:	478	Area:	591	Area:	244	Area:	261				
Glazing:	174	Glazing:	221	Glazing:	74	Glazing:	86				
Percentage:	36%	Percentage:	37%	Percentage:	30%	Percentage:	33%				



GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | GLAZING

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Commercial: 75%											
FRONT				LEFT 1				LEFT 2			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	841	Area:	1406	Area:	241	Area:	371	Area:	241	Area:	289
Glazing:	410	Glazing:	710	Glazing:	160	Glazing:	284	Glazing:	88	Glazing:	98
Percentage:	49%	Percentage:	50%	Percentage:	66%	Percentage:	77%	Percentage:	37%	Percentage:	34%
Residential: 44%											
FRONT				RIGHT				LEFT COMBINED			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	478	Area:	591	Area:	244	Area:	261	Area:	482	Area:	660
Glazing:	174	Glazing:	221	Glazing:	74	Glazing:	86	Glazing:	248	Glazing:	382
Percentage:	36%	Percentage:	37%	Percentage:	30%	Percentage:	33%	Percentage:	51%	Percentage:	58%
Area:		Area:		Area:		Area:		Area:		Area:	
Glazing:		Glazing:		Glazing:		Glazing:		Glazing:		Glazing:	
Percentage:		Percentage:		Percentage:		Percentage:		Percentage:		Percentage:	



# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | GLAZING

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Commercial: 75%											
FRONT				LEFT 1				LEFT 2			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	841	Area:	1406	Area:	241	Area:	371	Area:	241	Area:	289
Glazing:	410	Glazing:	710	Glazing:	160	Glazing:	284	Glazing:	88	Glazing:	98
Percentage:	49%	Percentage:	50%	Percentage:	66%	Percentage:	77%	Percentage:	37%	Percentage:	34%
Residential: 44%											
FRONT				RIGHT				LEFT COMBINED			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	478	Area:	591	Area:	244	Area:	261	Area:	482	Area:	660
Glazing:	174	Glazing:	221	Glazing:	74	Glazing:	86	Glazing:	248	Glazing:	382
Percentage:	36%	Percentage:	37%	Percentage:	30%	Percentage:	33%	Percentage:	51%	Percentage:	58%
Area:		Area:		Area:		Area:		Area:		Area:	
Glazing:		Glazing:		Glazing:		Glazing:		Glazing:		Glazing:	
Percentage:		Percentage:		Percentage:		Percentage:		Percentage:		Percentage:	



# GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | GLAZING

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Commercial: 75%															
FRONT				LEFT 1				LEFT 2				LEFT COMBINED			
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor	
Area:	841	Area:	1406	Area:	241	Area:	371	Area:	241	Area:	289	Area:	482	Area:	660
Glazing:	410	Glazing:	710	Glazing:	160	Glazing:	284	Glazing:	88	Glazing:	98	Glazing:	248	Glazing:	382
Percentage:	49%	Percentage:	50%	Percentage:	66%	Percentage:	77%	Percentage:	37%	Percentage:	34%	Percentage:	51%	Percentage:	58%
Residential: 44%															
FRONT				RIGHT											
Code (3'-8' A.G.)		Entire First Floor		Code (3'-8' A.G.)		Entire First Floor									
Area:	478	Area:	591	Area:	244	Area:	261								
Glazing:	174	Glazing:	221	Glazing:	74	Glazing:	86								
Percentage:	36%	Percentage:	37%	Percentage:	30%	Percentage:	33%								

While our glazing requirements are below the requirements, we understand the role that a certain level of transparency plays in making the connection between the interior of the building and the public spaces on the street. That said, a percentage of glazing alone is not enough to make an appropriate connection that allows a comfortable connectivity. The treatment of the building façade, the elevation of the building’s floor above grade, and the frontage zone between the building and the sidewalk work together to create comfortable, functional relationships. A building could meet the glazing requirement and still end up with an uncomfortable juxta positioning between the interior and public space when all the factors mentioned above are not leveraged properly which causes the users of the building to keep the blinds drawn at all times along the street.

## GOLD COAST LOFTS | GLENVILLE, CLEVELAND, OHIO | GLAZING

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# Public Hearing



## Calendar No. 22-190

## 1340 West 105th Street.

## Ward 15

1266 Rodmanian, LLC, proposes to change the use from a two family dwelling to a three family dwelling in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances;

1. Section 337.03 which states that in a Two-Family District, a three-family dwelling is not permitted but is first permitted in a Multi-Family District.
2. Section 337.03 (c) which states that the Board of Zoning Appeals, may great special permit for remodeling of existing dwelling houses to provide for more than two dwelling units but not more than six dwelling units provided that: (1) The square feet of lot area to be allotted to each dwelling unit is in accordance with the area regulations included in Chapter 355; (2) The dwelling units to be created will be not smaller than two (2) rooms and a bathroom; (3) There will be no exterior evidence that a remodeled dwelling house is occupied by more than two families, except such as may be permitted by the Board; (4)The building when altered or erected and when occupied will conform to all the applicable provisions of the Building and Housing Code and as the Commissioner of Building and the Commissioner of Housing so certify; (5) Garage space or hard surfaced and drained parking space will be provided upon the premises for the cars of the families to be accommodated on the premises at the rate of not less than one (1) car per family.
3. Section 355.04 which states the minimum lot area for a three family dwelling is 7,200 square feet. The lot area proposed is 5,265 square feet.



# Public Hearing

Calendar No. 22-190

1340 West 105th Street.

Ward 15



## SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY





## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and area variances from the three-family dwelling regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.



**Calendar No. 22-190**

**1340 West 105th Street.**

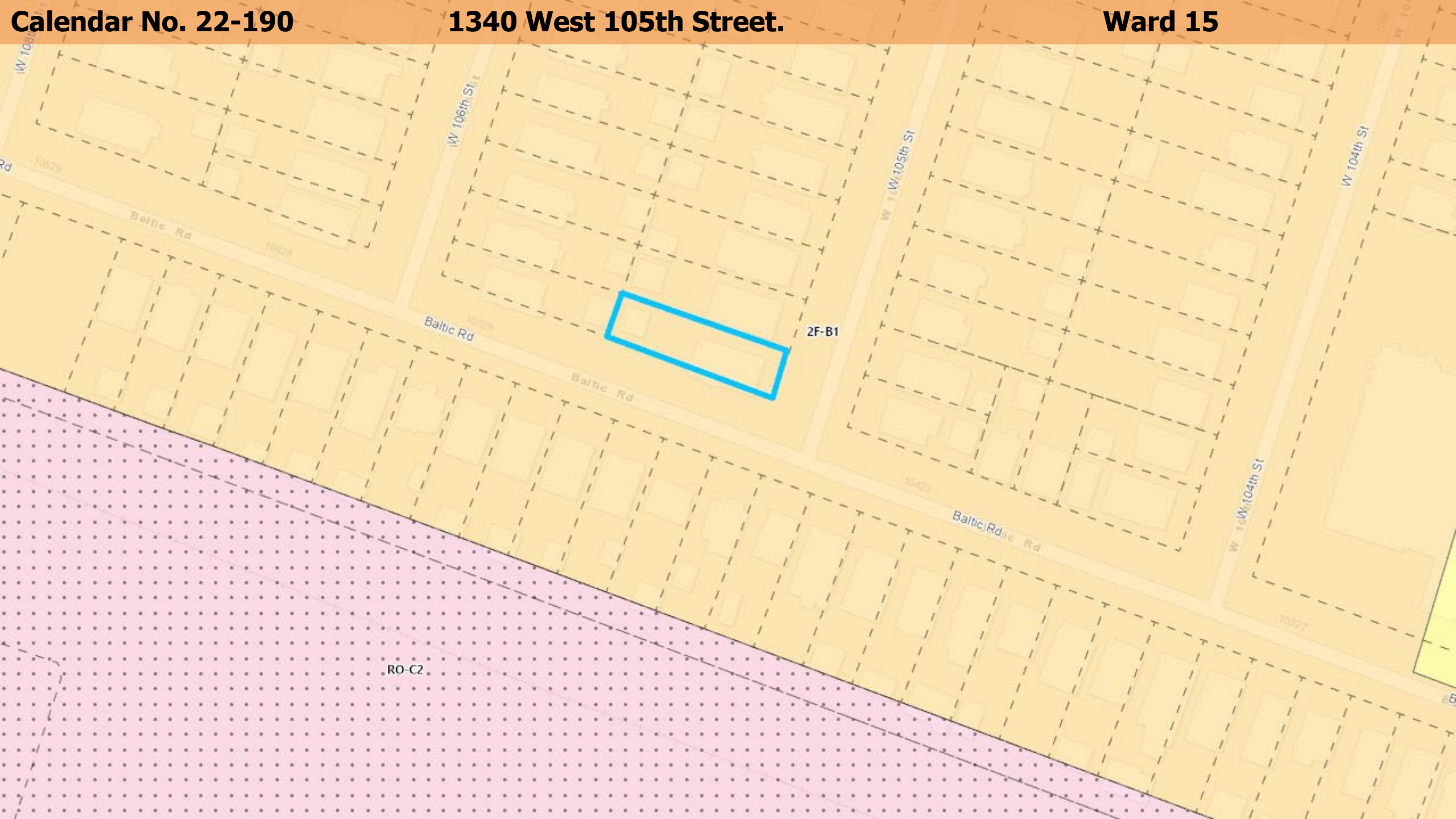
**Ward 15**



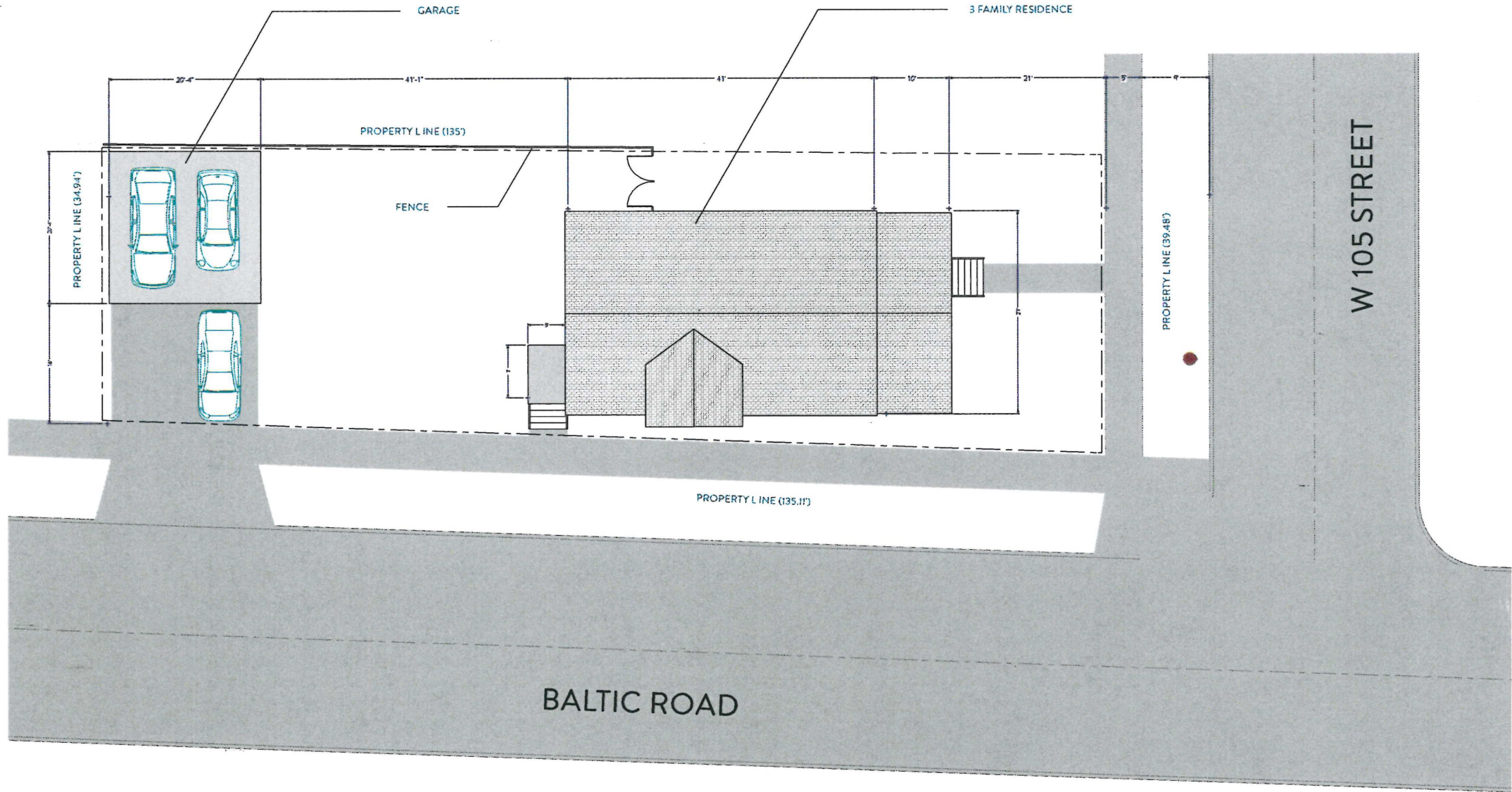












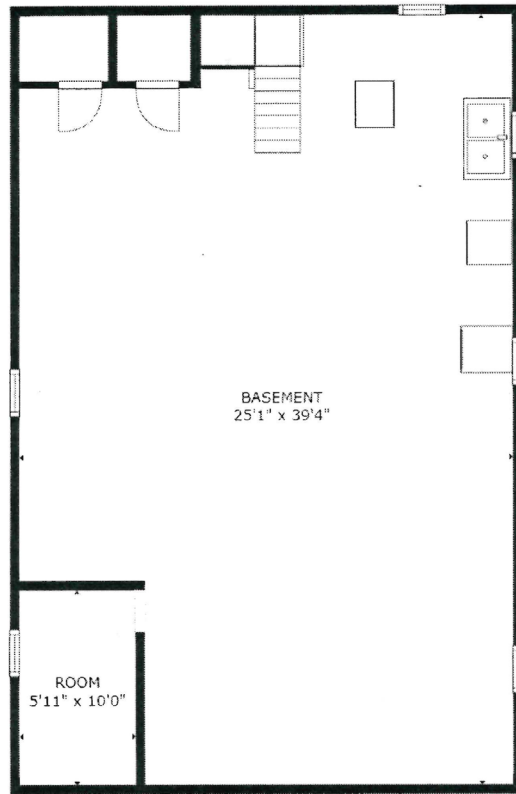
001-160-53  
1340 W 105 STREET  
CLEVELAND, OHIO 44102



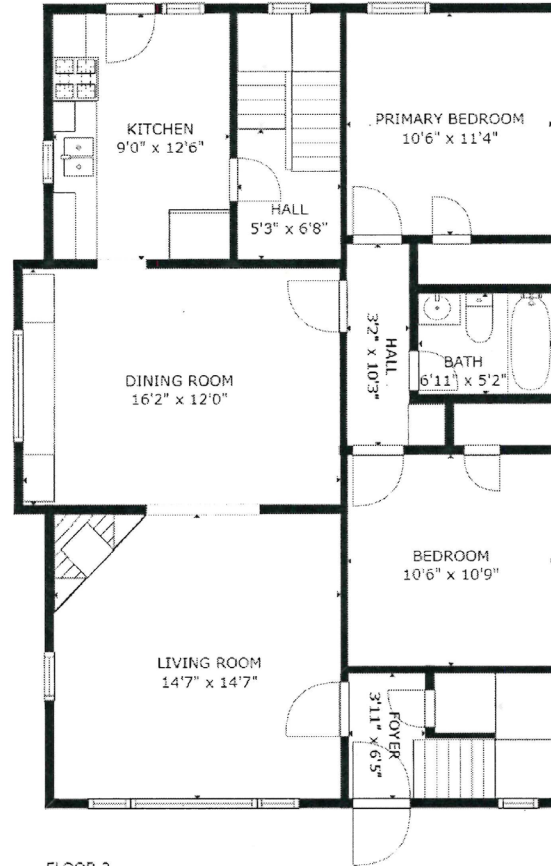
SITE PLAN  
SCALE: 1/8" = 1'-0"

AT SCALE ON 11"x17"

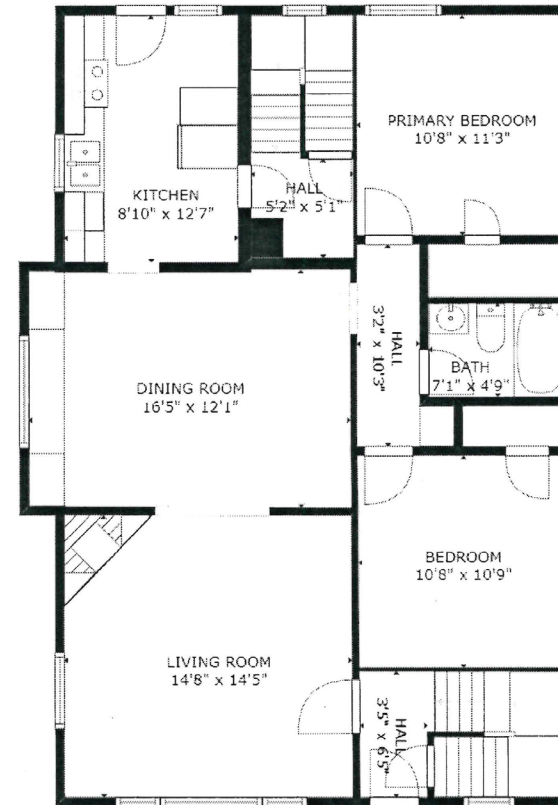




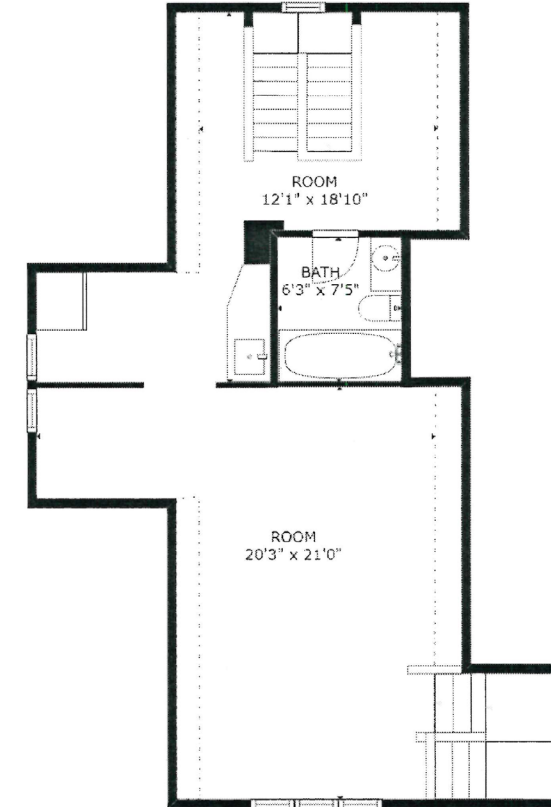
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA  
 FLOOR 1: 989 sq. ft, FLOOR 2: 1041 sq. ft  
 FLOOR 3: 1045 sq. ft, FLOOR 4: 563 sq. ft  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 104 sq. ft  
 TOTAL: 3638 sq. ft

# Public Hearing

**Calendar No. 22-160**

**1127 Parkwood Avenue.**

**Ward 9**



Jaraine Jenkins, proposes to establish use as Residential Facility for five occupants in a B1 Two-Family Residential District. The owner appeals for relief from the following sections of the Cleveland Codified Ordinances:

1. Section 325.571 which states that "Residential facility" means a publicly or privately operated home or facility, licensed pursuant to state law, that provides accommodations, supervision, and personal care services to any of the following: (a) one (1) or two (2) unrelated persons with mental illness; (b) one (1) or two (2) unrelated adults who are receiving residential state supplement payments as defined in the Ohio Revised Code; or (c) three (3) to sixteen (16) unrelated adults.
2. Section 337.03(h) which states a residential facility, as defined in Chapter 325 of this Zoning Code, for one (1) to five (5) unrelated persons, is not permitted if located less than one thousand (1000) feet from another residential facility. Proposed Residential Facility use is within one thousand (1,000) feet from five other Residential Facilities, located at 1135 Parkwood Ave. 10932 Grantwood Ave. 10820 Drexel Ave 1126 East 114 St., and 10804 Pasadena Ave.





# Public Hearing

Calendar No. 22-160

1127 Parkwood Avenue.

Ward 9



## SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**



# HISTORY OF THE PROPERTY







# LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting a use variance and an area variance from the minimum distance regulations of the zoning code.

To obtain the use variance, Appellant must prove that denying the request:

1. Will result in an **unnecessary hardship** particular to the property such that there will be no economically feasible use of the property without the variance;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.



**Calendar No. 22-160**

**1127 Parkwood Avenue.**

**Ward 9**







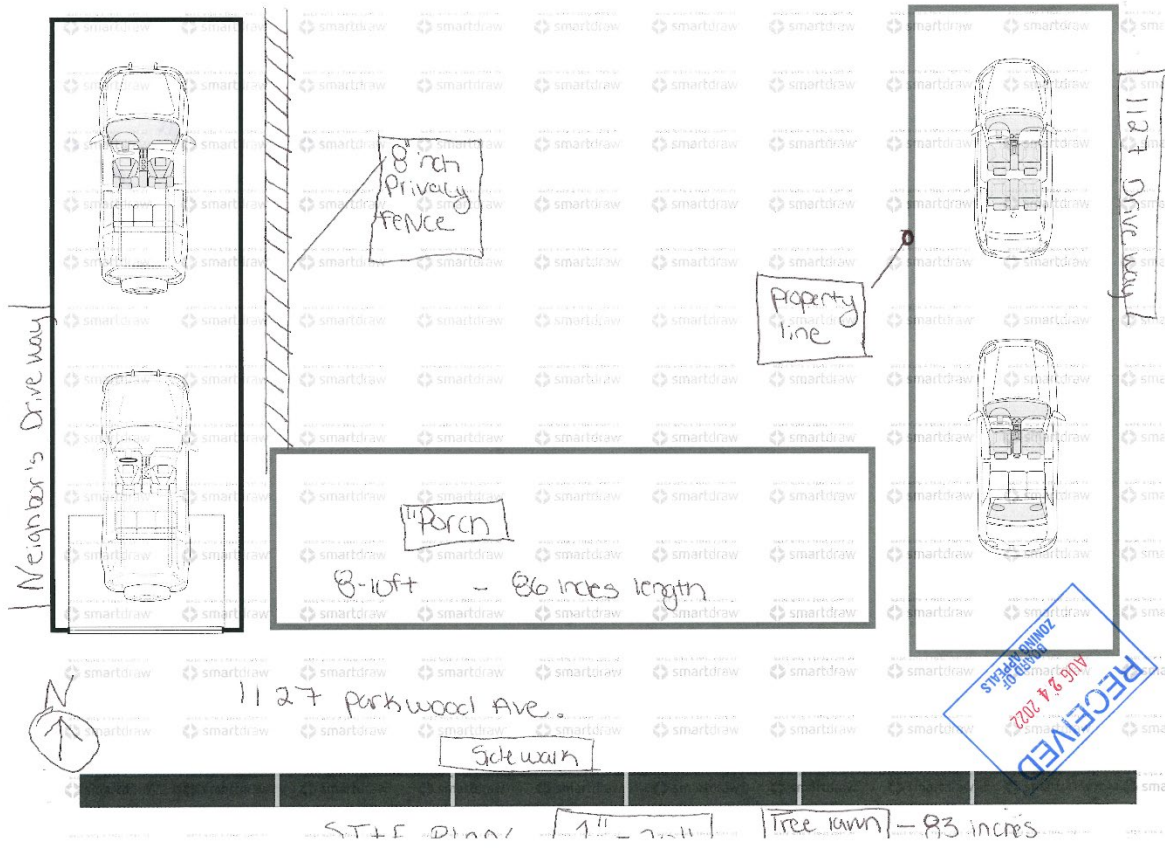


## Ward 9





BZA 22-089



**Kukla, Elizabeth**

**From:** Immanni Golphin <igolphin@clevelandcitycouncil.org>  
**Sent:** Wednesday, August 10, 2022 1:33 PM  
**To:** Kukla, Elizabeth  
**Cc:** Conwell, Kevin  
**Subject:** Hello Elizabeth!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

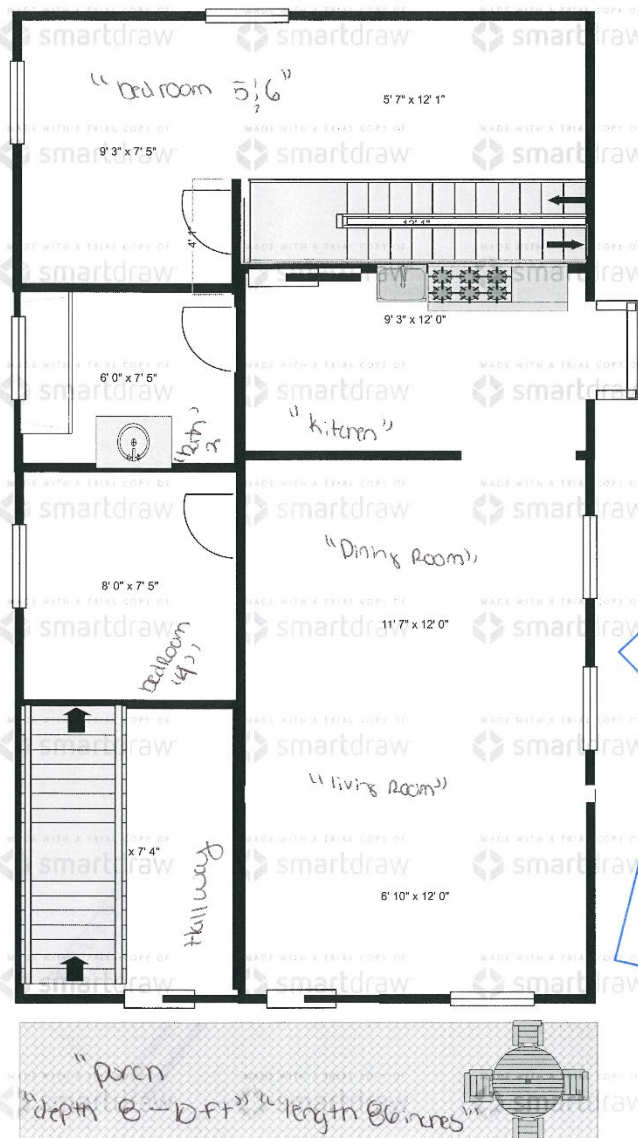
Hello Elizabeth,  
Councilman Conwell would like to give his full support for Farren White to receive her variance at 1127 Parkwood Dr. Cleveland, OH 44108. Please let me know if you need any more information regarding this matter.

Thank you!

**Immanni Golphin**  
Executive Assistant  
Councilman Kevin Conwell's Office  
Cleveland City Council  
601 Lakeside Avenue  
Cleveland, OH 44115  
216-664-4557  
[igolphin@clevelandcitycouncil.org](mailto:igolphin@clevelandcitycouncil.org)



~~B2A 22-089~~



~~BZA 22-087~~ BZA 22-





# Public Hearing

## Calendar No. 22-79:

**7114 St. Clair.**

**Ward 10**

Eric Gregory, owner, and Shonal Clemons, wants an expansion of use as bar and restaurant to second floor and basement in a C1 Local Retail Business zoning district. Owner appeals for relief from the strict application of the following section of the Cleveland Codified Ordinances:

1. Section 349.04(f) which states that 20 parking spaces are required, and none proposed. (Filed May 5, 2022)





# Public Hearing

Calendar No. 22-79:

7114 St. Clair.

Ward 10



## SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting an area variance from the parking regulations of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

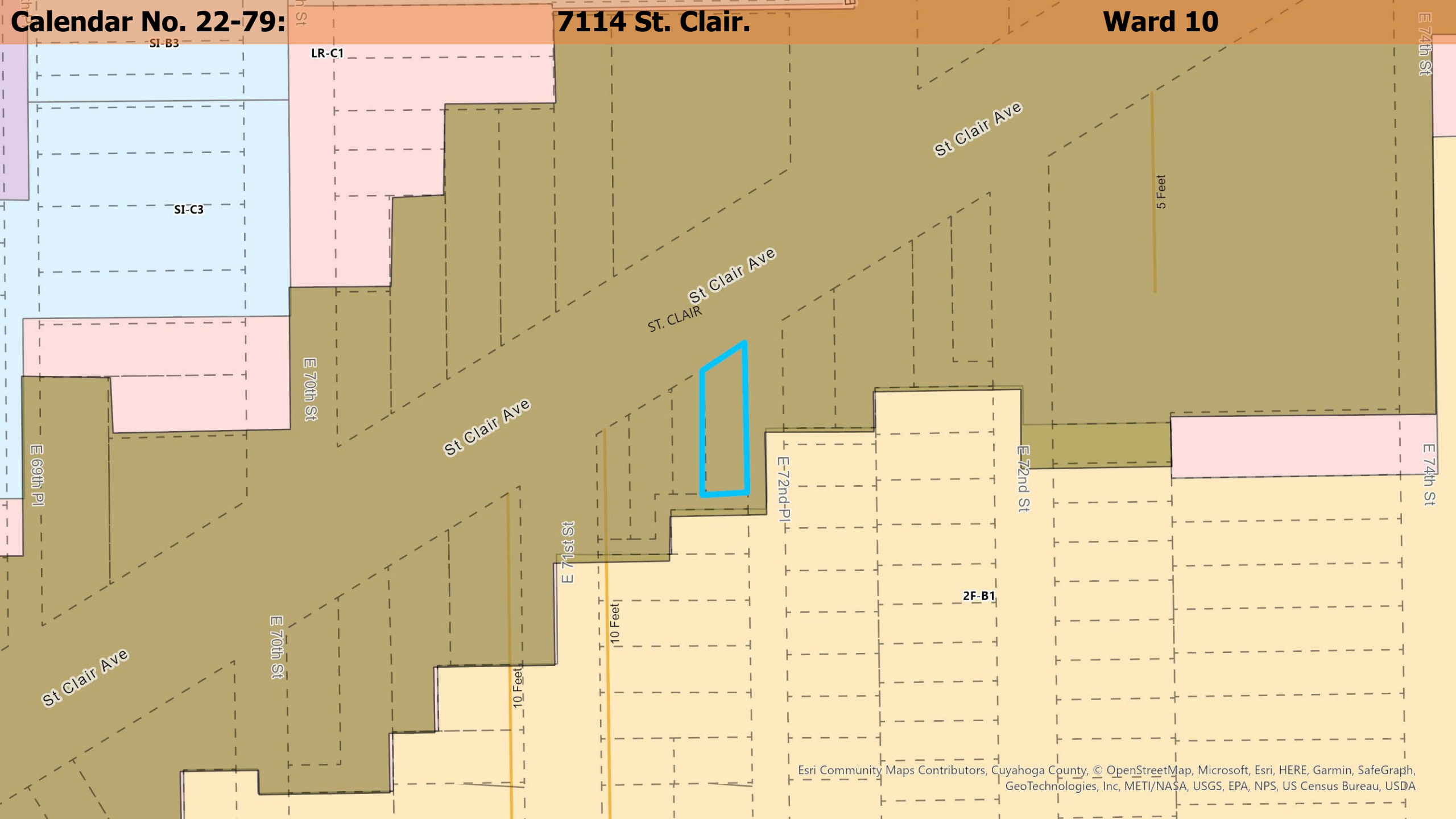












Calendar No. 22-79:

7114 St. Clair.

Ward 10

E 74th St

SI-B3

LR-C1

SI-C3

E 70th St

E 69th Pl

St Clair Ave

St Clair Ave

St Clair Ave

5 Feet

E 74th St

E 72nd St

E 72nd Pl

E 71st St

10 Feet

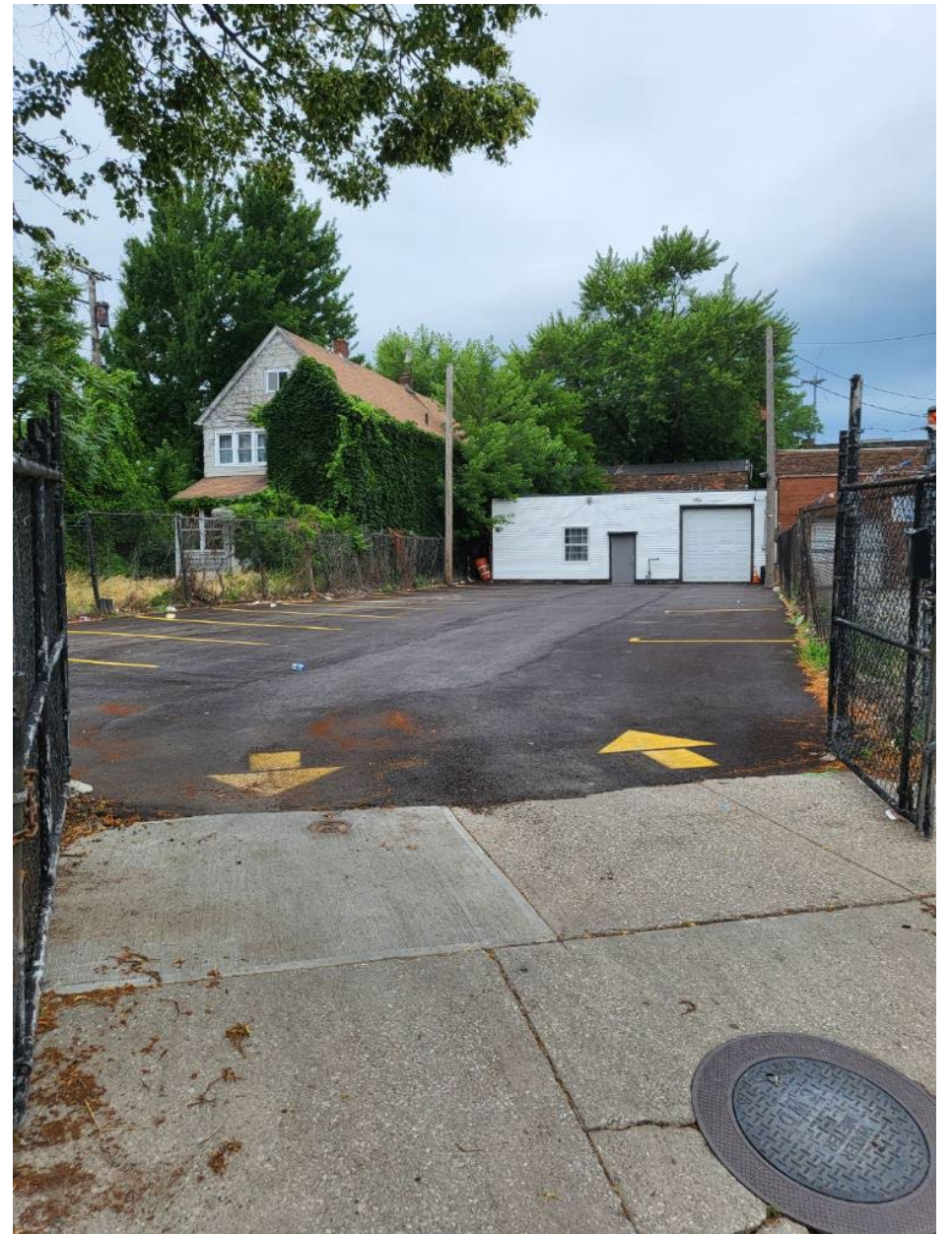
10 Feet

E 70th St

St Clair Ave

2F-B1















**From:** Anthony Hairston <ahairston@clevelandcitycouncil.org>

**Sent:** Friday, July 8, 2022 5:34 PM

**To:** Kukla, Elizabeth <Ekukla@clevelandohio.gov>; Ruelens, Maurice <MRuelens@clevelandohio.gov>

**Cc:** Melton, Deaira <dmelton@clevelandcitycouncil.org>

**Subject:** [WARNING: UNSCANNABLE EXTRACTION FAILED]RE: BZA agenda for July 11

Good afternoon,

I am writing in **opposition** to 7114 St. Clair expansion request. I am currently objecting to their liquor renewal because of past issues. The bar sits on a tight corner and with an expansion, could cause more issues at this corner. I'm asking that the board deny this request and urge the applicants to contact my office to discuss further. I'm also certain residents in the area would welcome a conversation.

I look forward to your response.

Regards,

**Anthony T. Hairston**

Cleveland City Councilman, Ward 10



# Public Hearing

**Calendar No. 22-155:**

**17617 Sedalia Ave.**

**Ward 17**

Cassiernarie Leighton-Callahn, owner, proposes to erect approximately 15 linear feet of 5 feet 6 inch tall wood fence, and gate, in a A1 One-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04(a) which states that no fence shall be higher than its distance from a residence building on an adjoining lot; proposed fence is within 3.5 feet from neighboring house. (Filed August 15, 2022)





# Public Hearing

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**Calendar No. 22-155:**

**17617 Sedalia Ave.**

**Ward 17**



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY







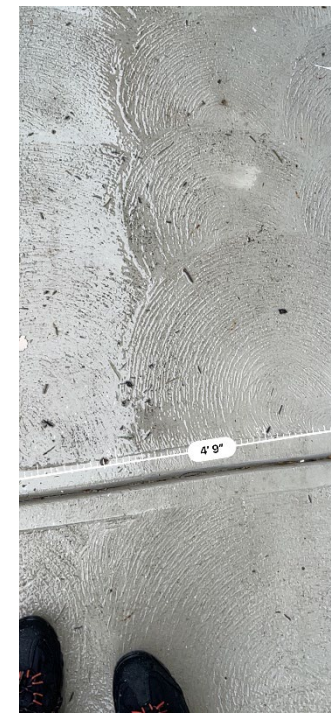
## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting an area variance from the fencing regulations of the zoning code.

To obtain the area variance, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variance will not be contrary to the purpose and intent of the zoning code.

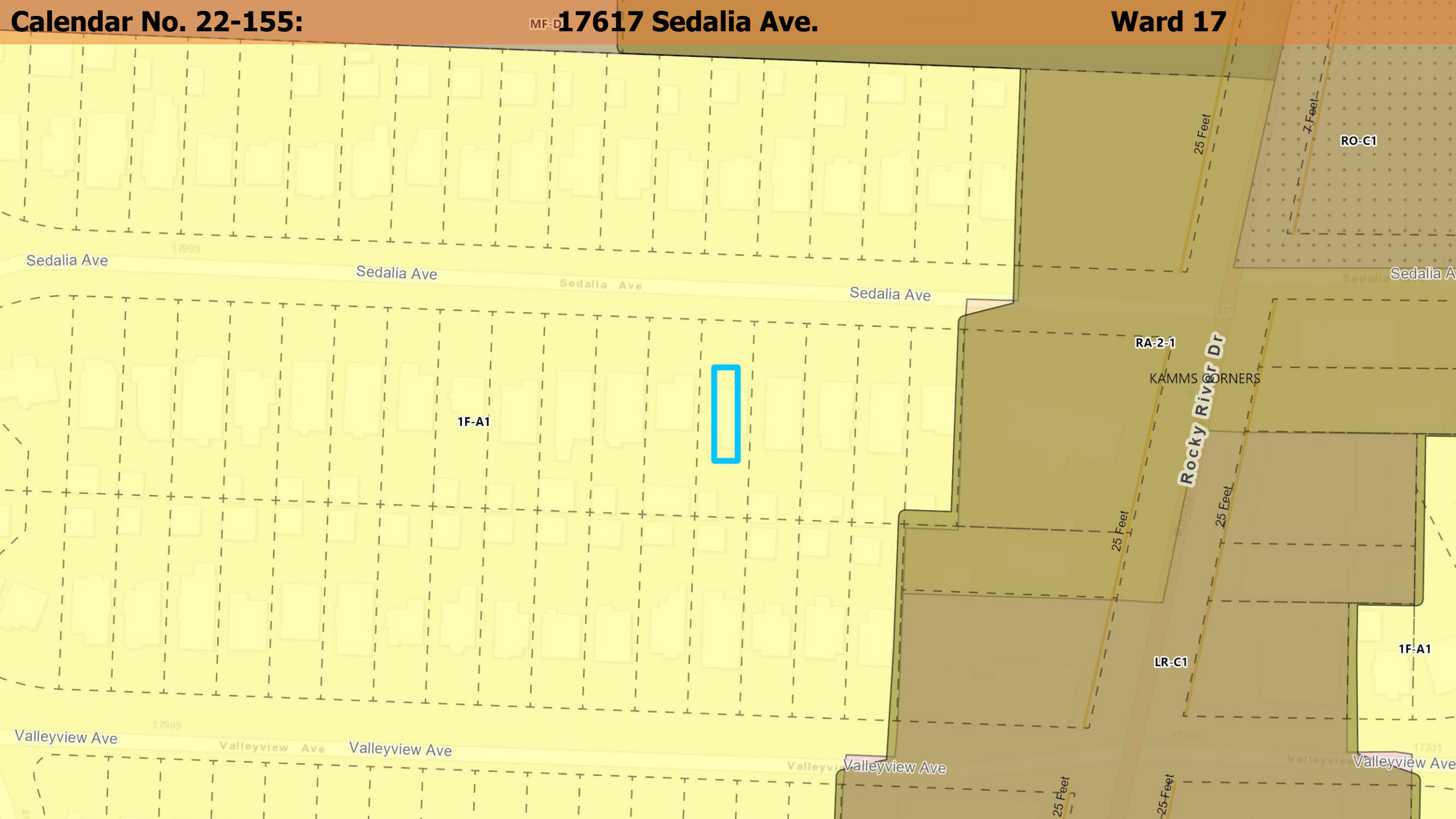












Calendar No. 22-155:

MF-D 17617 Sedalia Ave.

Ward 17

Sedalia Ave

Sedalia Ave

Sedalia Ave

Sedalia Ave

Sedalia Ave

1F-A1

RA-2-1

KAMMS CORNERS

LR-G1

1F-A1

Valleyview Ave

Valleyview Ave

Valleyview Ave

Valleyview Ave

Valleyview Ave

Valleyview Ave

Rocky River Dr

25 Feet

7 Feet

25 Feet

25 Feet

25 Feet

25 Feet







From: Sarah Perry <perryxsarah@gmail.com>  
Sent: Sunday, November 6, 2022 10:46:41 PM (UTC+00:00) Monrovia, Reykjavik  
To: Board of Zoning Appeals <BoardofZoningAppeals@clevelandohio.gov>  
Subject: Neighbor feedback regarding 17617 Sedalia Ave

Hello,

My husband Stephen Perry and I received a letter regarding our neighbor's appeal to amend the zoning code for her intended fence. We are homeowners at 17608 Sedalia Ave (diagonal from the appeal made for 17617 Sedalia Ave).

I see that Cassiemarie Leighton-Callahn's hearing was rescheduled due to her missing the date. We aren't able to attend the rescheduled hearing date so we appreciate the option to email our comments.

We strongly urge you to deny this request for zoning variance. An undetermined number of people reside at this address and there are two large RV homes permanently parked in their driveway. I've witnessed firsthand several domestic disputes between Cassiemarie and who I assumed was her husband or boyfriend. These disputes took place on their front lawn and in the street. This home regularly sets off loud, booming fireworks at any hour of the night, including weeknights, from their backyard. Various non-resident cars are seen making drop-offs and pickups regularly from the home.

If their appeal to install a taller fence is granted, we believe this will increase the disturbances and suspicious activity already taking place on the property.

Thank you for considering our comments as you make your decision regarding this appeal.

Sincerely,

Sarah and Steve Perry  
Homeowners at 17608 Sedalia Ave, Cleveland, OH 44135



# Public Hearing

**Calendar No. 22-146:**

**1242 W. 65<sup>th</sup> St.**

**Ward 15**

Jason Nehez, proposes to install front yard deck and front yard wooden fence 3'-4" high in a B1 Two-Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 358.04 (a) which states that a fences in required front yard area shall be at least 4' in height & 50 percent open.
2. Section 357.13 (b) which states open front porches and decks cannot project more than 8 feet and the appellant is proposing 10 feet.
3. Section 358.03(a) which states that a fence running 15 feet parallel to a driveway shall not exceed 2'-6" in height and shall be 75 percent open.





# Public Hearing

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Calendar No. 22-146:

1242 W. 65<sup>th</sup> St.

Ward 15



**SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:**

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IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the fencing and deck regulations of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.

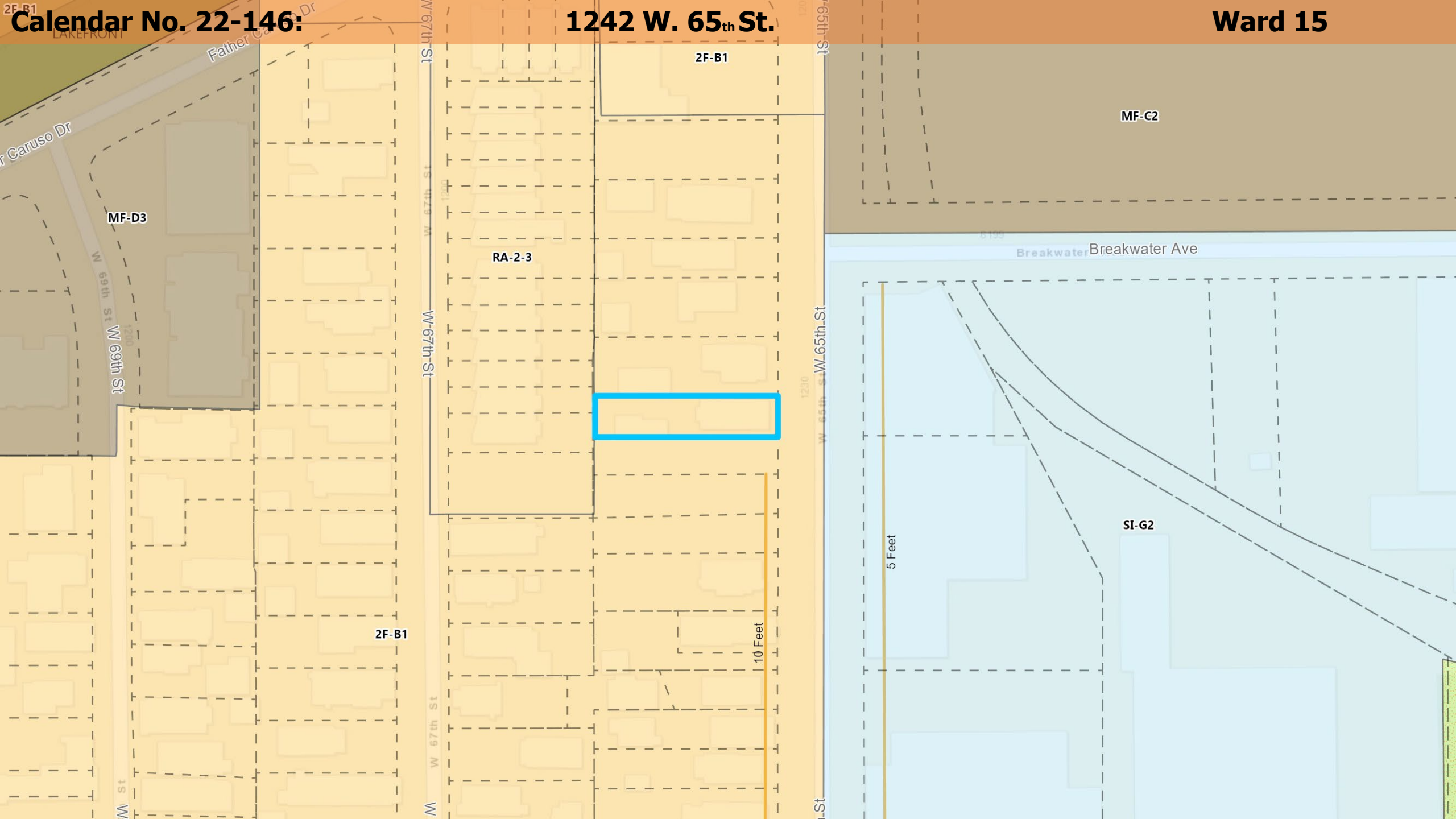




















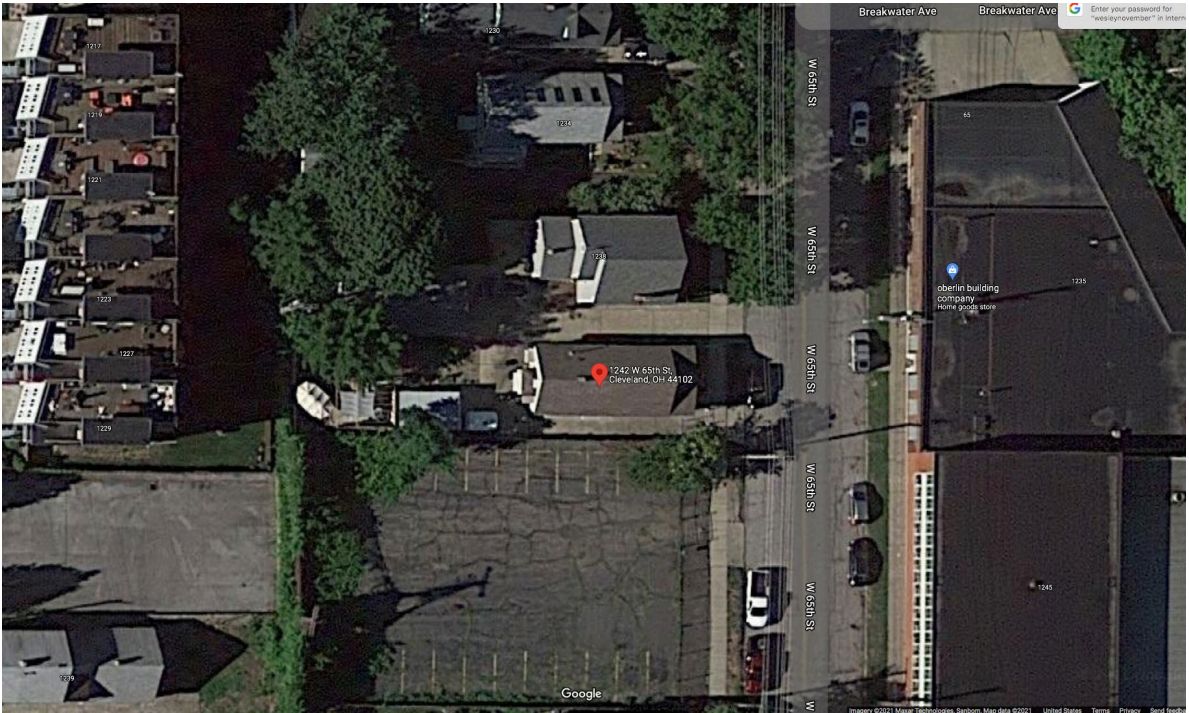




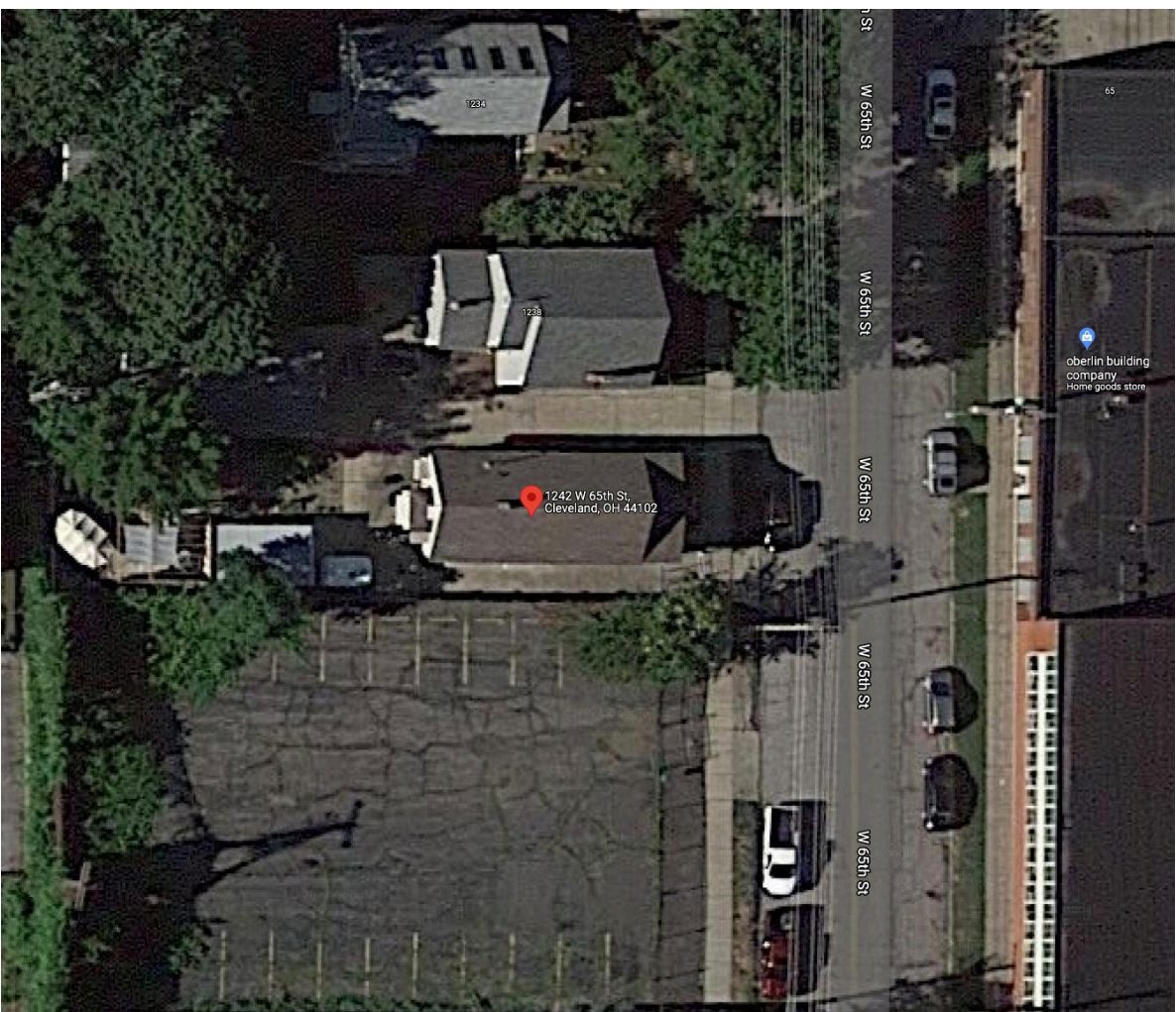
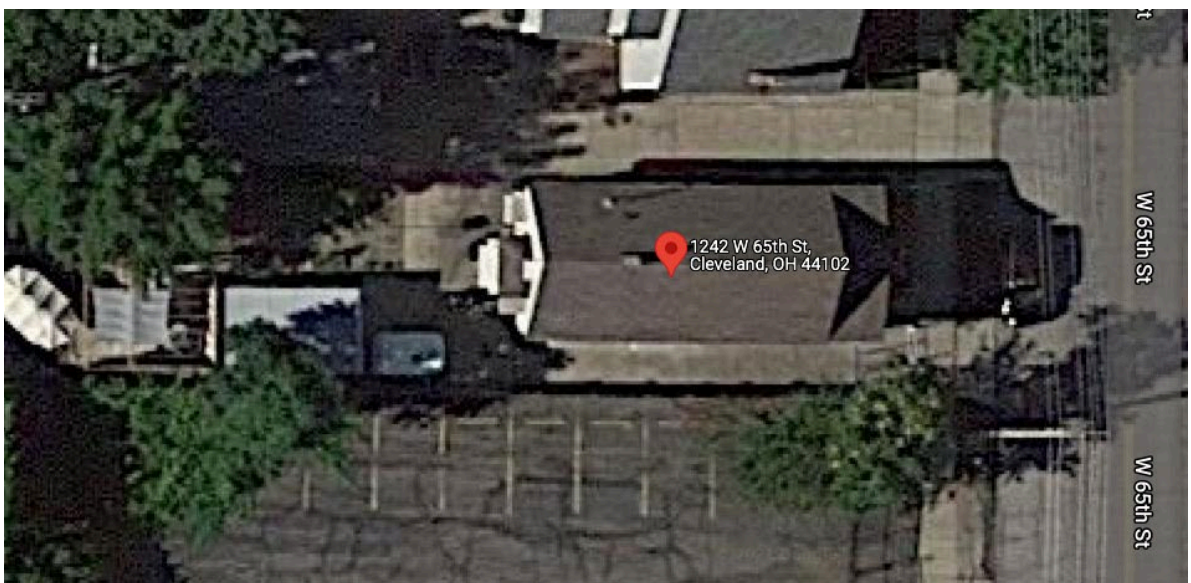




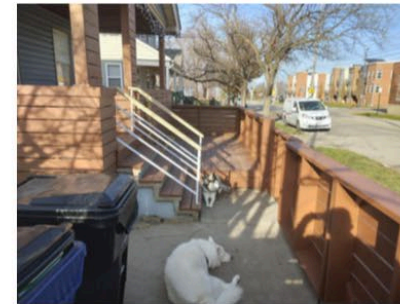
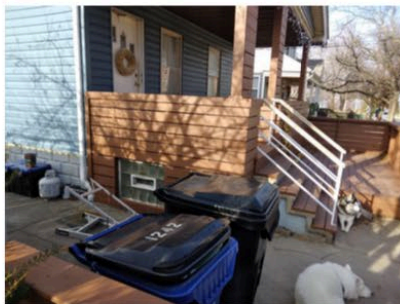
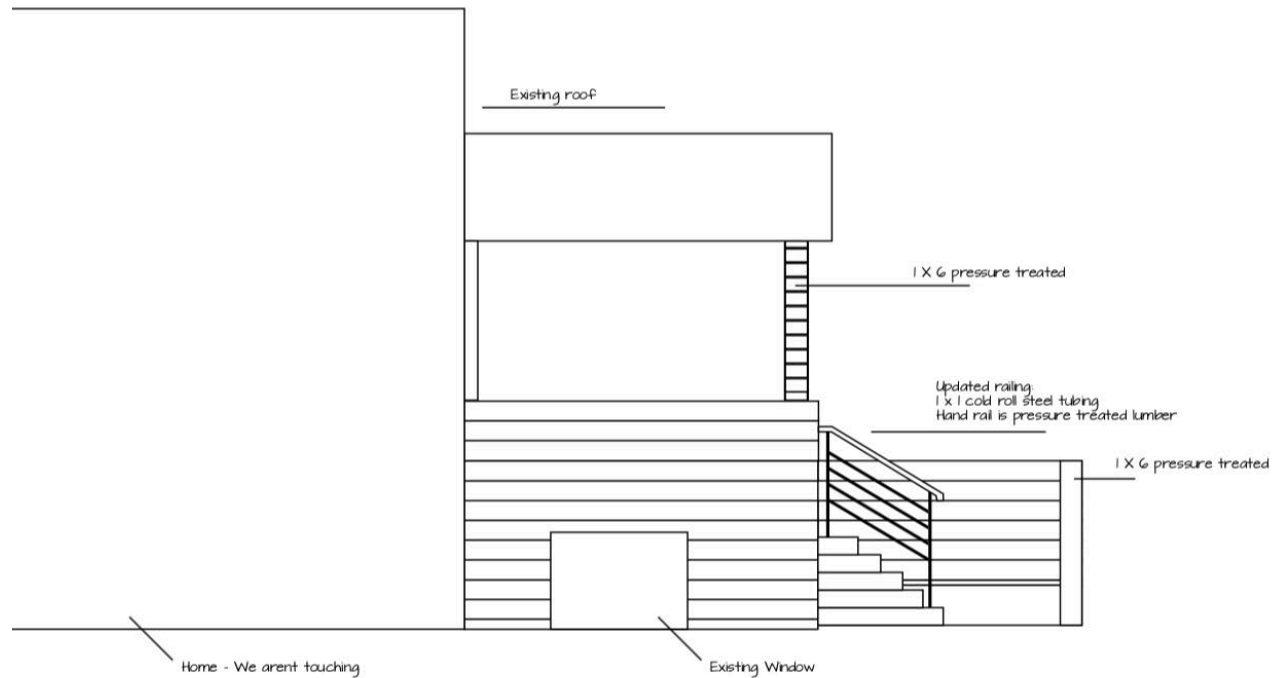












Project address:  
1242 W 65th Street  
Cleveland OH 44102

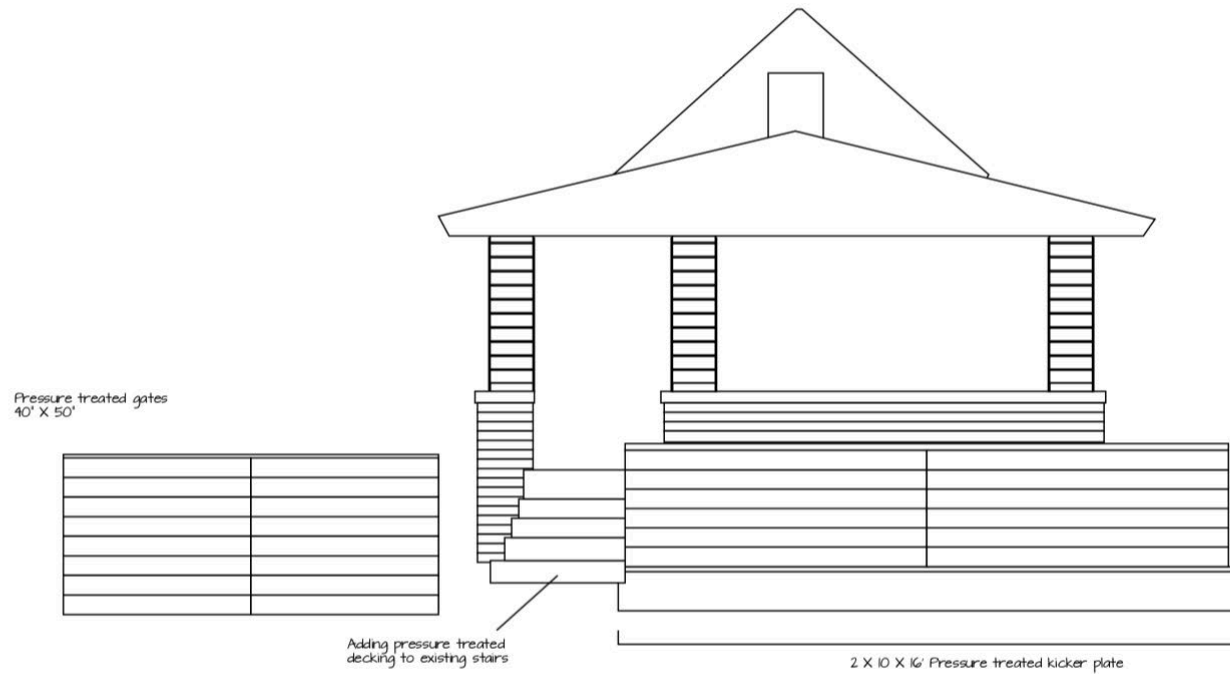
509 East 185th Street  
Euclid, OH 44119  
216-505-0911



Materials:  
Pressure treated Lumber  
Hand rail  
None  
None  
Cleveland  
Project  
Deck rebuild  
Fence  
Fence

A-2





Project address:  
1242 W 65th Street  
Cleveland OH 44102

Decks , Patios ,  
Railings , Fences

509 East 185th Street  
Euclid, OH 44119  
216-505-0911

Project Name	Pressure Treated Lumber
Address	1242 W 65th Street
City	Cleveland
State	OH
Zip	44102
Project Description	Decks, patios, railings, fences, gates

A-1

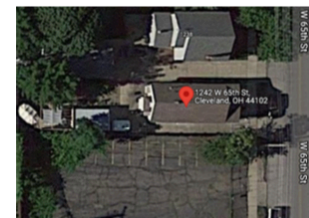
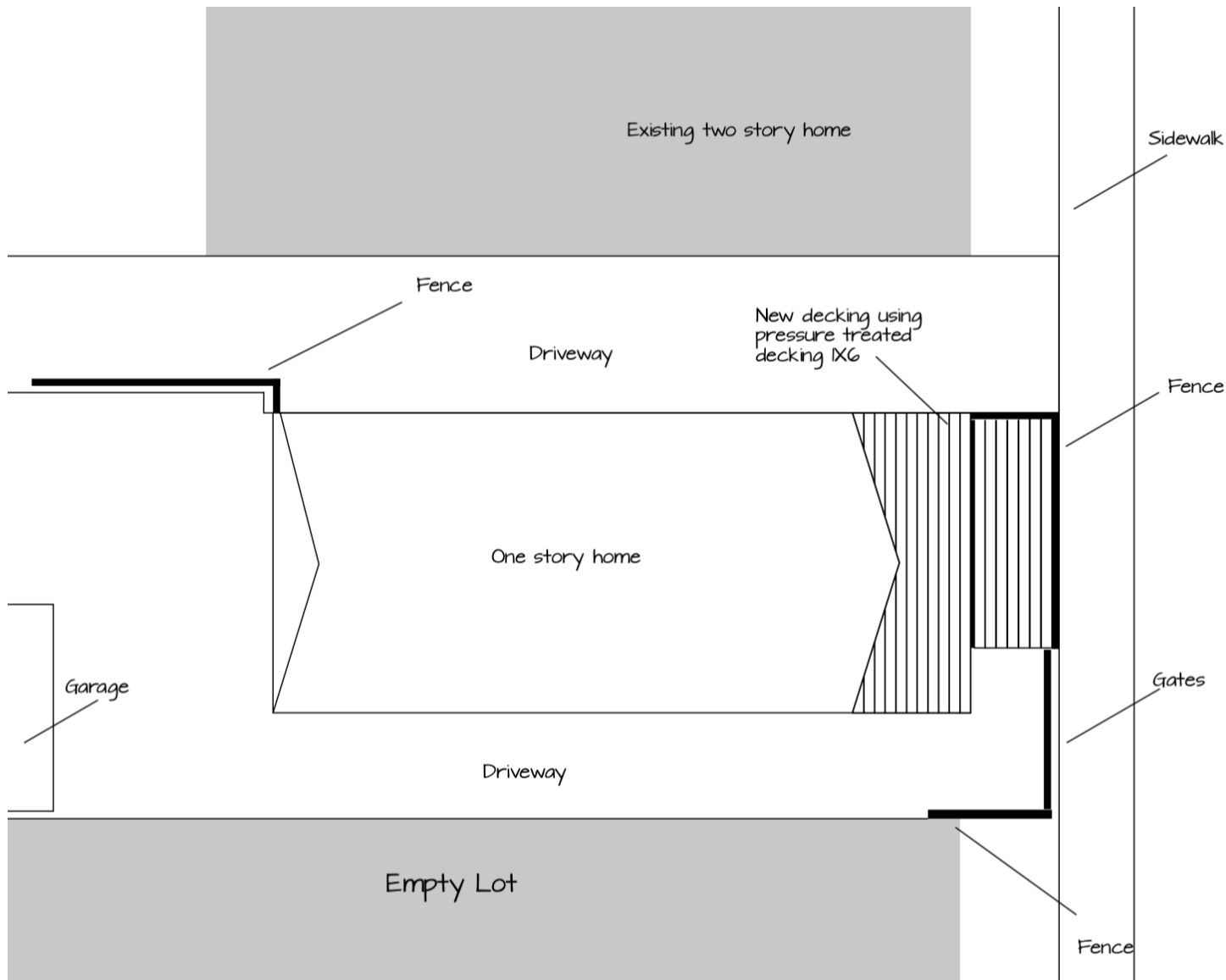












Project address:  
1242 W 65th Street  
Cleveland OH 44102

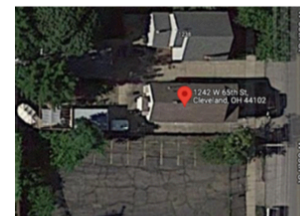
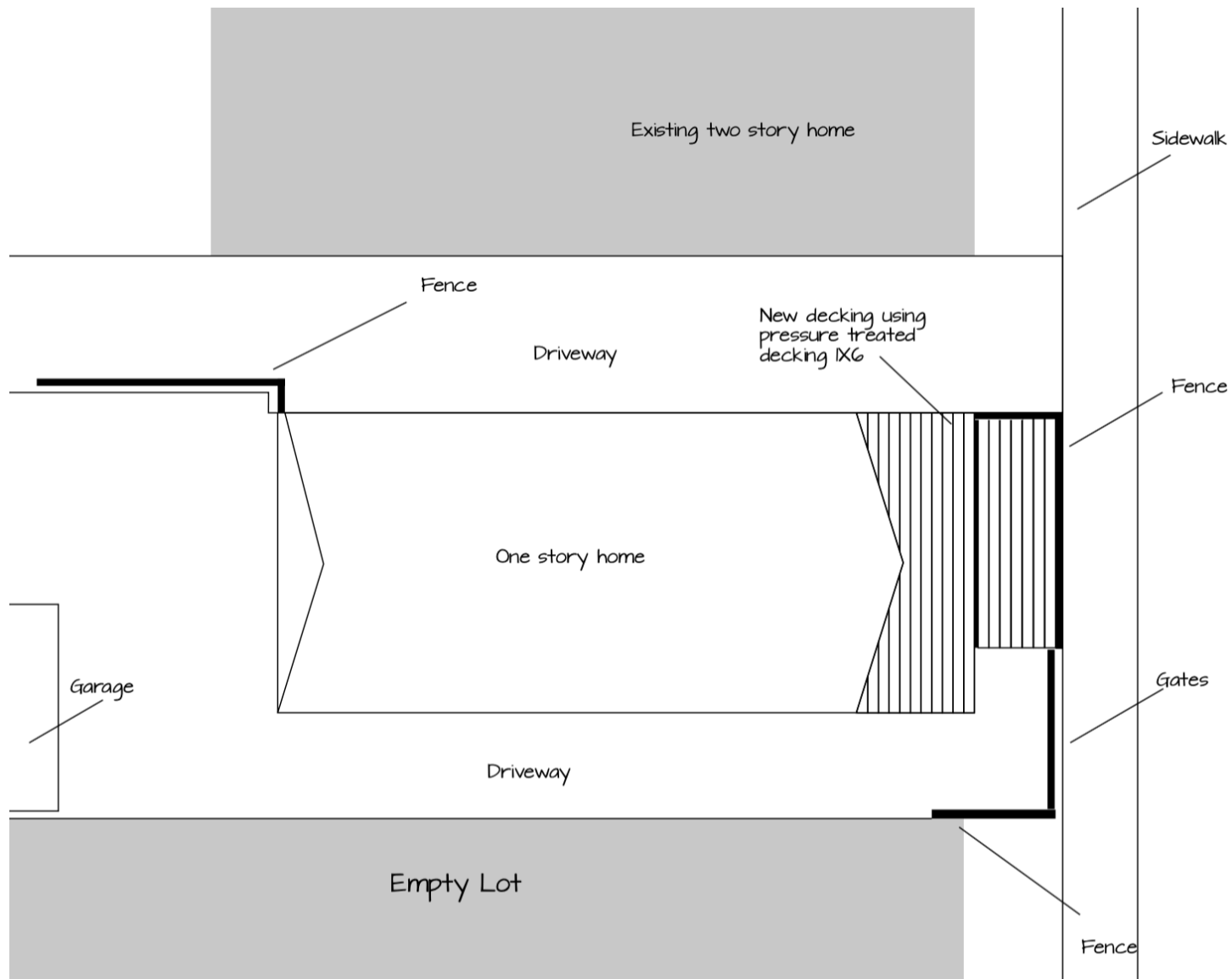
Decks , Patios ,  
Railings , Fences

509 East 185th Street  
Euclid, OH 44119  
216-505-0911

Pressure Treated Lumber	
Decking	
City	
State	
Zip	
Phone	
Fax	
Email	

A-4





Project address:  
1242 W 65th Street  
Cleveland OH 44102

Decks, Patios,  
Railings, Fences

509 East 185th Street  
Euclid, OH 44119  
216-505-0911



Materials	Pressure treated lumber
Paint or stain	
None	
City	Cleveland
Project	Deck rebuild
	ence
	ates

A-4



# Public Hearing

## Calendar No. 22-162

## 4612 Clinton Ave.

## Ward 3

Mark & Janet Wells, proposes to erect a 2-story frame single-family residence with an attached garage in a B1 Two Family Residential District. The owner appeals for relief from the strict application of the following sections of the Cleveland Codified Ordinances:

1. Section 357.06(a) which states that the required front yard setback is 22.85 feet and they are proposing 18.63 feet.
2. Section 357.08(b) (1) which states that the required rear yard is 28.8 feet; proposing 24 feet.
3. Section 357.13(c) which states that a basement window well is not a permitted side yard encroachment.
4. Section 341.02 which states City Planning Commission approval is required before issuance of permit.





# Public Hearing

Calendar No. 22-162

4612 Clinton Ave.

Ward 3



## SWEARING IN ALL WHO ARE PRESENT FOR THIS CASE:

DO YOU SWEAR OR AFFIRM THAT THE TESTIMONY YOU ARE ABOUT TO GIVE  
IS THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?

**Please Raise Your Hand.**  
**Reply with I DO, YOUR NAME and YOUR ADDRESS.**





## HISTORY OF THE PROPERTY







## LEGAL STANDARD

Madam Chair, Members of the Board, Appellant is requesting area variances from the front yard setback, rear yard footage, and side yard encroachment regulations of the zoning code.

To obtain the area variances, Appellant must prove that denying the request:

1. Will create a **practical difficulty** not generally shared by other land or buildings in the same district;
2. Will deprive the Appellant of substantial property rights; and
3. That granting the variances will not be contrary to the purpose and intent of the zoning code.





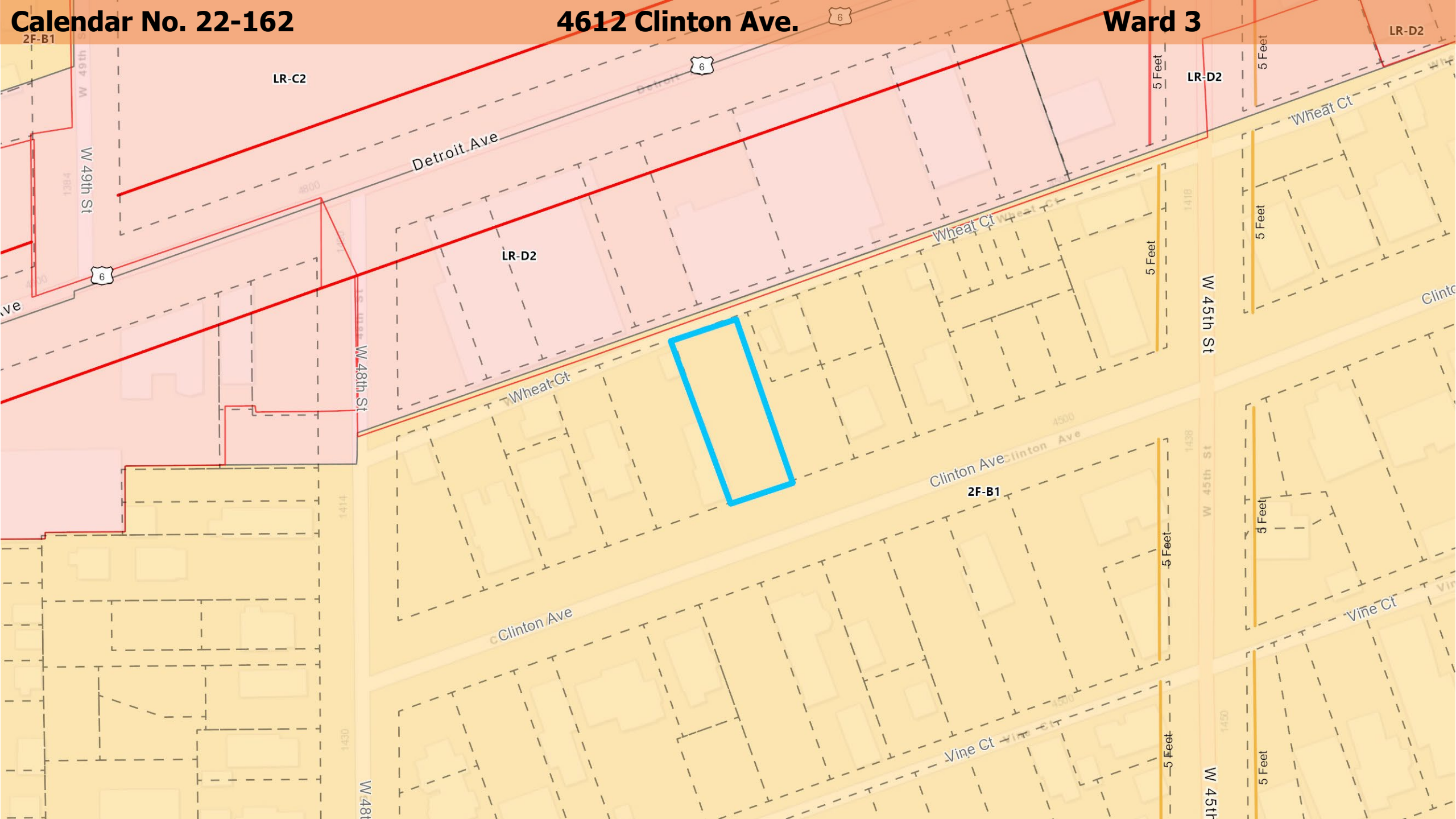




Wheat Court

Clinton Avenue





Calendar No. 22-162

4612 Clinton Ave.

Ward 3

LR-C2

LR-D2

LR-D2

2F-B1

Detroit Ave

Wheat Ct

Clinton Ave

Clinton Ave

Vine Ct

Wheat Ct

Vine Ct

W 45th St

W 45th St

W 49th St

W 48th St

2F-B1

LR-D2





## SITE PLAN



**GENERAL CONDITIONS OF THE PROJECT:**

- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE 2015 CALIFORNIA BUILDING CODE, THE 2015 CALIFORNIA MECHANICAL CODE, THE 2015 CALIFORNIA ELECTRICAL CODE AND STATE AND LOCAL CODES AND REGULATIONS THAT MAY HAVE JURISDICTION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ASSOCIATION ALTERNATIVE ENERGY CODE OPTION COMPLIANCE PATH #1 PER R.O.C.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ADDRESSING ANY CONCERNS WITH THE PLANS OR THE SITE CONDITIONS TO THE OWNER AND THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL APPLY FOR AND PAY THE FEES FOR ALL APPROVALS THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF ALL SUB-TENDERS AND ARRANGE FOR ALL MEETINGS, INSPECTIONS, ETC., FOR A COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFETY OF ALL CONDITIONS OF THE SITE PRIOR TO COMMENCEMENT OF WORK.
- NO DIMENSIONS SHALL BE GIVEN UNLESS THEY ARE DIMENSIONS OR CALCULATIONS. ALL DIMENSIONS ARE FOR ROUGH FINISH OR ROUGH MASONRY UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SHEATHING MATERIAL. THE CONTRACTOR SHALL MAKE A FIELD ADJUSTMENT TO THE MAIN FLOOR FINISHES RESPONSIBILITY OF THE OWNER FOR FURNISHING THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS (BELOW).
- CONTRACTOR ASSUMES RESPONSIBILITY TO ASSURE THAT THE BUILDINGS COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING, MECHANICAL AND CODES.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR ADJUSTING AND VERIFYING ALL CONDITIONS OF THE PLANS TO THE FIELD CONDITIONS.
- CONTRACTOR SHALL REQUIRE WALL THICKNESSES WITH THE PLUMBING AND HVAC CONTRACTORS PRIOR TO CONSTRUCTION.
- 2) HVAC CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL DIMENSIONS AND SPECIFICATIONS, THAT MAY BE REQUIRED FROM AUTHORITIES HAVING JURISDICTION. SHALL BE PROVIDED BY THE CONTRACTOR AND OWNER. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 3) VERIFY ALL COLOR SELECTIONS AND FINISH SELECTIONS WITH OWNER.
- 4) PROVIDE ALL TESTS AND ANALYSES REQUIRED BY THE BUILDING CODE AND ALL APPLICABLE, FINISH SYSTEMS, FINISHING SYSTEMS, PRE-FABRICATED DEVICES AND ACCESSORIES.
- 5) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND STRICT ADHERENCE WITH THE MANUFACTURER'S SPECIFICATIONS AND DESIGN.
- 6) PROVIDE ALL NECESSARY BONDING TO ANCHOR BRATTACH FIXTURES SUCH AS ANCHORS, BOLTS, ETC.
- 7) CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND ALL INTERIOR SPECIFICATIONS, DESIGN AND DETAILING E.G. CABINETS, MOLDS, ETC., TO THE LATEST EDITION OF THE BUILDING CODE AND ALL APPLICABLE SPECIFICATIONS AND DESIGN, HARDWARE SPECIFICATIONS, ETC. ARE THE RESPONSIBILITY OF THE OWNER AND CONTRACTOR AND ARE NOT COVERED BY THE CONTRACT.

CARPENTRY

- ALL COLUMNS AND SLOPE END BEARING MATERIALS TO BE DESIGNED SUFFICIENTLY TO SUPPORT ALL LOADS INCLUDING WIND UPLIFT. ALL JOINTS TO BE FULLY BOLTED TO ALL LEVELS TO TERMINATE ON SOUND MASONRY, STEEL OR FOOTINGS DESIGNED TO SUPPORT ALL LOADS.
- ALL FRAMING LUMBER TO BE TYPICAL GRADE F-P 1200 PSI MIN.
- WALLS TO BE CONSTRUCTED OF 8" CMU WITH 1/2" REINFORCING BARS.
- ALL LUMBER IN CONTACT WITH MASONRY OR IN DAMP LOCATIONS SHALL BE TREATED WITH PRESERVATIVE.
- ALL JOISTS, TRUSSES AND RAFTERS TO BE ALIGNED OVER STUDS BELOW.
- PROVIDE DOUBLE FLOOR JOISTS AND CROSS-BLOCKING UNDER ALL PARTITIONS TO BE BUILT.
- INSTALL SLOPE BLOCKING AT 40° ON CENTER CONTINUOUS IN TWO BAYS WHEN PARTITION IS 10' OR GREATER.
- PROVIDE DOUBLE FLOOR JOISTS FOR THOSE IN WHICH SANITARY LINES ARE DRILLED.
- ALL ADHERS TO THE 2X10'S.
- ALL ADHERS TO BE SET AT MID SPAN AT 8" ON CENTER MAX. OF ALL FLOOR JOISTS AND TRUSSES.
- PROVIDE DOUBLE 2X6 STRONG BACKS AT MID SPAN OF CEILING JOISTS WITH SPANS GREATER THAN 10'.
- WHERE THE ROOF STRUCTURE IS RAFTERS, PROVIDE COLLAR TIES AT THE UPPER END OF EACH RAFTER TO BE TWICE THE RAKE OF THE RAFTER. CEILING JOIST TO BE SPACED AT 6" ON CENTER.
- WHERE THE ROOF STRUCTURE IS ROOF TRUSSES, PROVIDE COLLAR TIES TO BE TWICE LARGER THAN THE RAFTERS.
- WHERE THE ROOF STRUCTURE IS ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS WHICH BARE THE SEAL OF AN ENGINEER.
- NO MODIFICATIONS OR VARIATIONS TO THE ARCHITECT'S FRAMING PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH MODIFICATIONS OR VARIATIONS SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER OF RECORD.
- ALL PERIMETER CORNERS SHALL BE BRACED WITH 1" STRUCTURAL STEEL BRACE.
- INTERMEDIATE STUDS
- WHERE THE ROOF STRUCTURE IS RAFTERS OR ROOF TRUSSES, PROVIDE CEILING JOISTS, CHUE CHUES, DUCT CHUES, ETC. AND IN ALL LOCATIONS WHERE VERTICAL AND HORIZONTAL BRACING IS REQUIRED.
- ATTACHED GARAGES W/ADJ TO ADJOINING UNIT SHALL HAVE WALLS AND CEILING FINISHED WITH 5/8" TYPE X 0-9/16" SLOPE BOARD, FIRE TAPED.
- LVS. 0-10/16" SLOPE BOARD.

**STRUCTURAL DESIGN CRITERIA:**

1. SEISMIC DESIGN CATEGORY - B  
2. WIND WIND SPEED = 115 MPH  
3. WIND LOAD = 20 PSF  
4. GRADE SNOW LOAD = 20 PSF  
5. EXPOSURE CATEGORY - B  
6. 2ND AND 3RD FLOOR DEAD LOADING = 40 PSF  
7. 2ND AND 3RD FLOOR LIVE LOADING = 45 PSF  
8. LIVE LOADING TOTAL LOAD  
9. ROOF DEAD LOAD = 15 PSF  
10. ROOF LIVE LOAD = 20 PSF  
11. ROOF SNOW LOAD = 30 PSF  
12. LIVE LOADING TOTAL LOAD  
13. STAIRS = 40 PSF  
14. DECKS = 40 PSF  
15. 30' TO 50' - 20 LBS. IN ANY DIRECTION AT ANY POINT ALONG THE TOP
- FOUNDATIONS:**
- ALL FOOTINGS SHALL REST ON MINIMUM OF 42" BELOW ADJACENT EXISTING SURFACE AND SHALL BE ON FIRM UNDISTURBED SOIL
2. FOOTINGS ARE DESIGNED FOR 1,500 PSF MINIMUM SOIL BEARING CAPACITY.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA OWNER'S RESPONSIBILITY TO DETERMINE ADEQUATE SOIL BEARING AVALUATION.
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA SLAB DECKS MUST ALLOW A BARRIER TO PROVIDE DIRECTION TO SOIL BEARING.
5. BACKFILL FOR SLAB ARE TO BE LAD DOWN IN LIFTS AND MECHANICALLY

**STORM DRAINAGE:**

1. PROVIDE A COMPLETE SYSTEM OF GUTTERS, DOWNSPOUTS AND STORM SEWER PIPING CONNECTED TO THE LOCAL STORM SEWER SYSTEM.
2. FILTER FABRIC SHALL BE INSTALLED OVER ALL FOUNDATION DRAIN TILES.

**ELECTRICAL:**

1. ALL 120-VOLT, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR LIGHTS SHALL BE PROTECTED BY A 20-AMPERE CIRCUIT BREAKER OR FUSE. ALL FORMER LIVING ROOMS, PARLORS, LIBRARIES, DINES, BEDROOMS, SUN ROOMS, RECREATION ROOMS, AND PORCHES SHALL BE PROVIDED WITH SIMILAR ROOMS OR SPACES. ALL OTHER ROOMS SHALL BE PROVIDED WITH AN RC-Fault PROTECTION.
2. SMOKE ALARMS UTILIZING PHOTOELECTRIC AND IONIZATION TECHNIQUES SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN EACH BATH. SMOKE DETECTORS SHALL BE INSTALLED IN SLEEPING ROOMS ON ALL LEVELS OF THE HOUSE INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE HARD WIRED WITH BATTERY BACK-UP AND INTERCONNECTED.
3. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING ROOM AND IN EACH BATH. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED WITHIN ROOMS WHICH FUELED-FIRE APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
4. ALL 120-VOLT, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING LIGHTING SHALL BE PROVIDED WITH GFCI-PROTECTED. ALL LIGHTING SHALL BE INSTALLED LIGHTING FIXTURE SHALL BE HIGH EFFICACY LAMPS.
5. RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE PROVIDED WITH GASKET OR GASKETING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES.

**THERMAL MOISTURE AND SOUND CONTROL:**

- [illegible]

**HVAC AND PLUMBING:**

- [illegible]

**WINDOWS AND DOORS:**

1. WINDOWS AND DOORS SHALL PROVIDE THE REQUIRED U-VALUES, SHGC, LIGHT TRANSMITTANCE AND AIR LEAKAGE REQUIREMENTS OF THE SELECTED ENERGY COMPLIANCE PATH.
2. AT LEAST ONE WINDOW IN EACH SLEEPING ROOM SHALL PROVIDE THE EMERGENCY EGRESS REQUIREMENTS OF RCO SECTION 310 INCLUDING OPENABLE AREA, HEIGHT AND WIDTH OF THE OPENING.
3. PROVIDE TEMPERED GLASS IN ALL HAZARDOUS AREAS AS REQUIRED BY RCO SECTION 308.
4. THE DOOR BETWEEN A DWELLING UNIT AND A GARAGE SHALL BE A FIRE RATED, OR SOLID CORE WOOD OR METAL DOOR WITH WEATHERSTRIPPING AND A THRESHOLD.

I hereby certify that this drawing, specification, plan or report was prepared by me or under my direct supervision and that I am a duly registered Architect (or Engineer, respectively) under the laws of the state which govern this project. **WARNING:** No person may alter these documents unless person is or is under the direct supervision of the licensed Architect (or Engineer, respectively).

WELLS RESIDENCE

JOB NUMBER: 120

## DRAWING RELEASE:

[illegible]

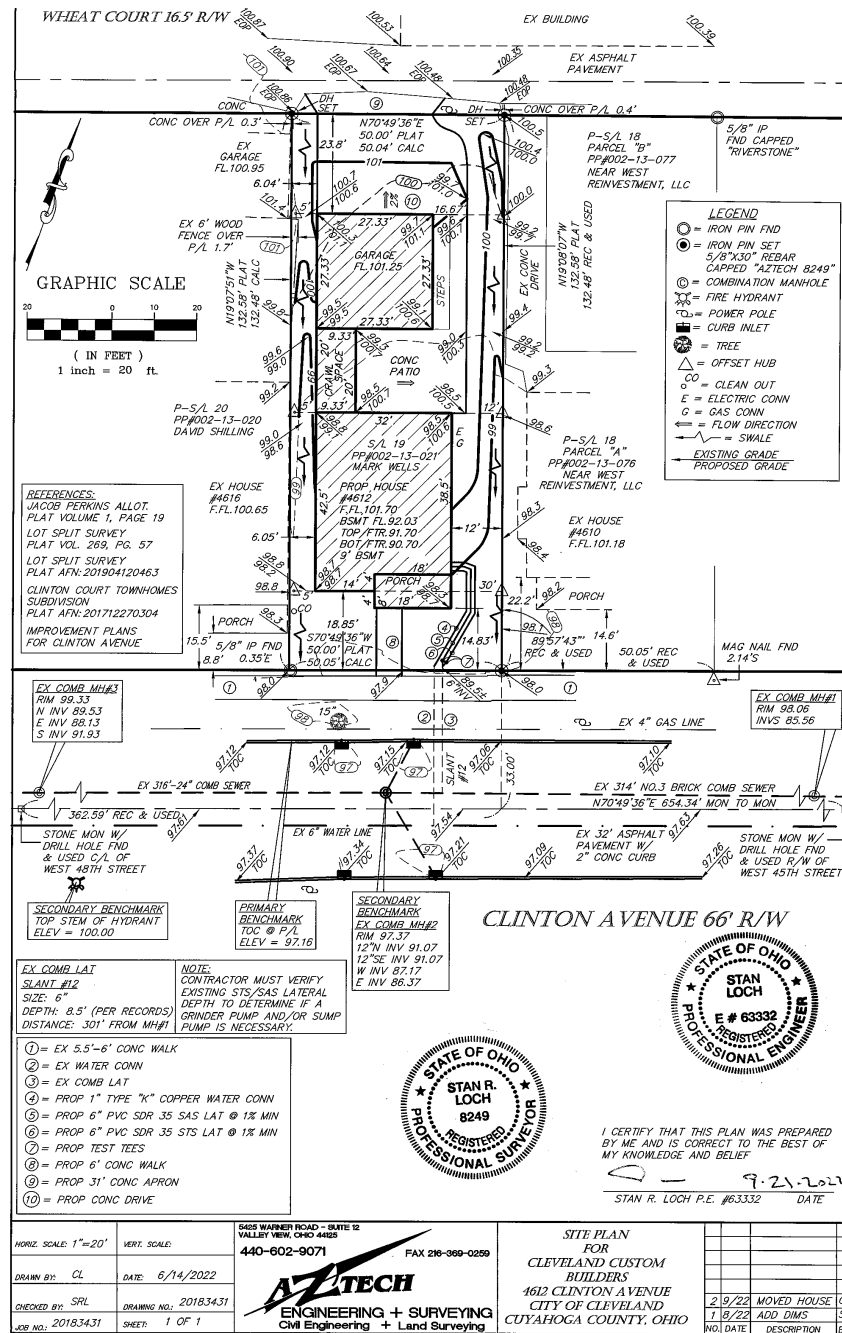
SHEET TITLE:

## SITE PLAN AND GENERAL INFORMATION

SHEET NUMBER:

A001







**REFERENCES:**  
 JACOB PERKINS ALLOT.  
 PLAT VOLUME 1, PAGE 19  
 LOT SPLIT SURVEY  
 PLAT VOL. 269, PG. 57  
 LOT SPLIT SURVEY  
 PLAT AFN: 201904120463  
 CLINTON COURT TOWNHOMES  
 SUBDIVISION  
 PLAT AFN: 201712270304  
 IMPROVEMENT PLANS  
 FOR CLINTON AVENUE

EX COMB MH#3  
 RIM 99.33  
 N INV 89.53  
 E INV 88.13  
 S INV 91.93

STONE MON W/  
 DRILL HOLE FND  
 & USED C/L OF  
 WEST 48TH STREET

SECONDARY BENCHMARK  
 TOP STEM OF HYDRANT  
 ELEV = 100.00

PP#002-13-020  
 DAVID SHILLING

EX HOUSE  
 #4616  
 F.F.L.100.65

PROP HOUSE  
 #4612  
 F.F.L.101.70  
 BSMT FL.92.03  
 TOP/FTR.91.70  
 BOT/FTR.90.70  
 9' BSMT

P-S/L 18  
 PARCEL "A"  
 PP#002-13-076  
 NEAR WEST  
 REINVESTMENT, LLC

EX HOUSE  
 #4610  
 F.F.L.101.18

← = FLOW DIRECTION  
 — = SWALE  
 — = EXISTING GRADE  
 — = PROPOSED GRADE

PORCH

15.5' 5/8" IP FND  
 8.8' 0.35'E

18.85'

S70°49'36"W  
 50.00' PLAT  
 50.05' CALC

PORCH

14.83'

89°57'43" 14.6'

REC & USED

50.05' REC  
 & USED

MAG NAIL FND  
 2.14'S

EX COMB MH#1  
 RIM 98.06  
 INVS 85.56

EX 4" GAS LINE

EX 316'-24" COMB SEWER

362.59' REC & USED

EX 314' NO.3 BRICK COMB SEWER  
 N70°49'36"E 654.34' MON TO MON

EX 6" WATER LINE

EX 32' ASPHALT  
 PAVEMENT W/  
 2" CONC CURB

STONE MON W/  
 DRILL HOLE FND  
 & USED R/W OF  
 WEST 45TH STREET

PRIMARY  
 BENCHMARK  
 TOC @ P/L

SECONDARY  
 BENCHMARK  
 EX COMB MH#2  
 RIM 97.37

CLINTON AVENUE 66' R/W











WELLS  
RESIDENCE

I hereby certify that this drawing, specification, plan or report was prepared by me or under my direct supervision and that I am a duly registered Architect (or Engineer, respectively) under the laws of the state which govern this project. **WARNING:** Per law, no person may alter these documents unless person is or is under the direct supervision of the licensed Architect (or Engineer, respectively).

WELLS RESIDENCE

JCB NUMBER: 120

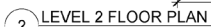
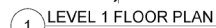
DRAWING RELEASE:

[illegible]

SHEET TITLE:

SHEET NUMBER:

A101



SCALE:  $1/4" = 1'-0"$





*Main Office*  
4625 Detroit Ave  
Cleveland, OH 44102  
(216) 651-7788

September 21, 2022

City of Cleveland  
Board of Zoning Appeals  
601 Lakeside Avenue  
Cleveland, OH 44114

Dear Board of Zoning Appeals

My name is Robert Leimkuehler. I am the property owner of Leimkuehler, Inc. located at 4625 Detroit Avenue, Cleveland, OH 44102. My phone number is 216-319-1767.

I am writing this letter of support for the variance applied for by Mark and Janet Wells for their property at 4612 Clinton Avenue.

Building this house will only improve the neighborhood of which we have been a part of since 1962.

If you have any questions, please contact me.

Regards,

Robert V. Leimkuehler  
Leimkuehler, Inc.  
President

*South Office*  
6478 Royalton Rd.  
North Royalton, OH 44133  
(440) 582-8000

Fax (216) 651-4057  
[www.leimkuehlerinc.com](http://www.leimkuehlerinc.com)  
[leimkuehler@leimkuehlerinc.com](mailto:leimkuehler@leimkuehlerinc.com)

*East Office*  
5403 Mayfield Rd.  
Lyndhurst, OH 44124  
(440) 442-0454



# Cleveland Board of Zoning Appeals

## Old Business

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# Public Hearing



1. Cal. No. 22-105:	5902 Denison Ave.	(AF,TB,NH,PR)
2. Cal. No. 22-189:	1446 W. 114 St.	(AF,TB,NH,PR)
3. Cal. No. 22-181:	4828 Lorain Ave.	(AF, TB, NH, PR)
4. Cal. No. 22-184:	1209 Clark Ave.	(AF,TB,NH,PR)*
5. Cal. No. 22-156:	1303 West 65 St.	(KB,TB,NH,AF)*
6. Cal. No. 22-018:	4420 East 156 St.	(KB,TB,AF,MB)* REMINDER SENT
7. Cal. No. 22-035:	5807 Detroit Ave.	(KB,TB,AF, MB)*** req. rules sent
8. Cal. No. 22-022:	1010 E. 146 St.	(KB, TB, AF, MB) REMINDER SENT
9. Cal. No. 22-41:	1453 W. 116 St.	(KB, TB, AF, MB)* REMINDER SENT
10. Cal. No. 21-203:	8502 Hough Ave.	(KB, TB, AF, MB)* REMINDER SENT
11. Cal. No. 21-202:	5001 Memphis	(KB, MB,. AF)* REMINDER SENT
12. Cal. No. 21-177:	18403 Euclid Ave.	(KB, MB, AF)* REMINDER SENT
13. Cal. No. 21-141:	7202 Hague Ave.	(KB, AF, MB)* REMINDER SENT
14. Cal. No. 21-091:	4157 Lorain Ave.	(D,KB,AF,MB)* REMINDER SENT

## AFFIRMATION:

## UPCOMING POSTPONEMENT:

## MISC-

- ~ Items received
- \* Pending the receipt of requested information by the Board.
- \*\*\* Request for Rehearing/Reconsideration.



# Cleveland Board of Zoning Appeals

## Adjournment

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